



Royal Victoria Gardens, Whiting Way, Surrey Quays, SE16

Asking Price: £650,000

Benham
& Reeves

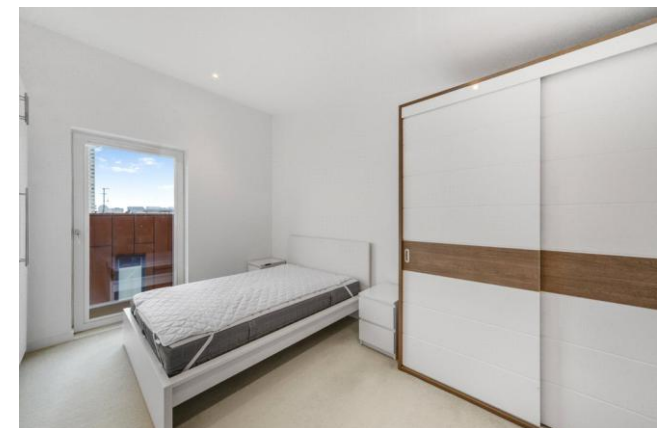
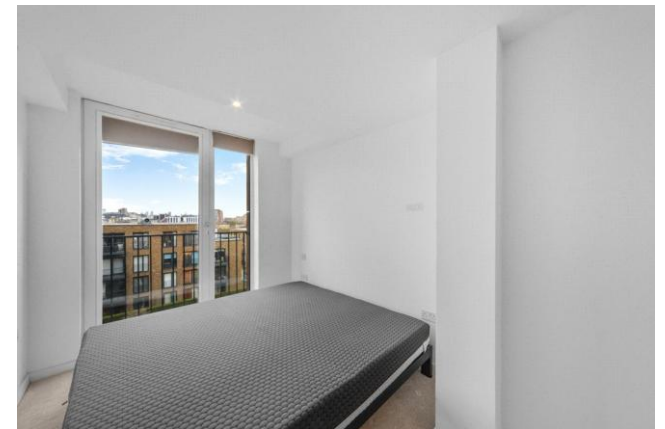
Royal Victoria Gardens, Whiting Way, Surrey Quays, SE16

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning three bedroom, two bathroom duplex apartment located on the 5th & 6th floors of the prestigious Marine Wharf development.

Double-height ceilings provide light and bright open plan living with a beautifully designed kitchen and bathrooms. Meticulous attention to detail with high specification appliances and finishes, and plenty of storage.

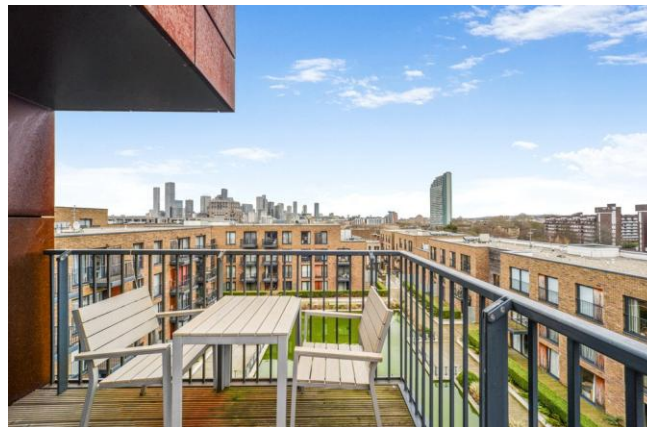
Residents of Marine Wharf enjoy exclusive access to a fitness and leisure suite, along with the convenience of a 24-hour concierge service. With excellent transportation links to Canary Wharf, the City, and Central London via nearby Surrey Quays & Canada Water stations, this prime location offers modern living at its finest. Greenland Pier is also just 0.4 miles away, and only one stop away from Canary Wharf.



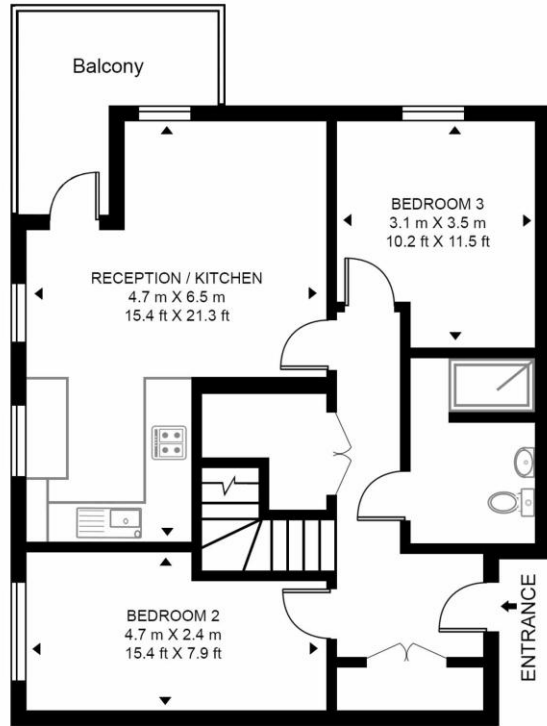


Property Features:

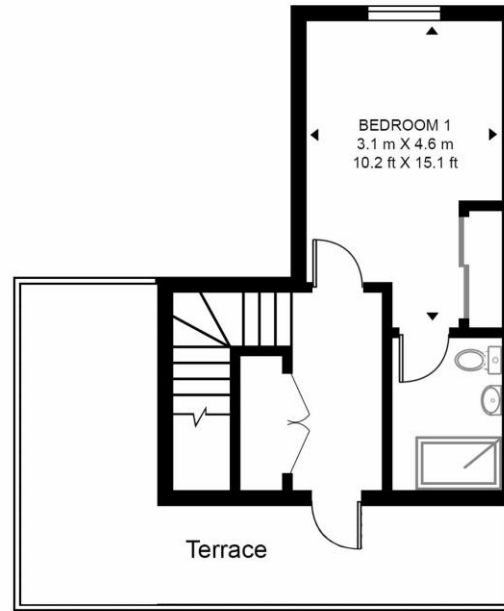
- Three Bedrooms
- Two Bathrooms
- 1002 Square Feet (Approx.)
- Fifth & Sixth Floor
- Private Balcony & Terrace
- Duplex Flat
- 24-Hour Concierge
- Communal Gardens & Water Gardens
- Residents' Gym & Lobby
- Nelson Dock Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station (0.9 miles) and Rotherhithe Station (1.2 miles)



Total Gross Internal Area
93.0 Sq/m - 1,002 Sq/ft



FIFTH FLOOR



SIXTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 31/12/3009
Approximately 983 Years Remaining

Ground Rent: £885.00 (per annum)
for the year 2026

Service Charge: £7,349.82 (per annum)
to June 2026, including the car park service charge.

Anticipated Rent: £3,500.00 pcm
Approx. 6.5% Yield

Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: CWH260017

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W: www.benhams.com

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

