



Navigation House, Whiting Way, Surrey Quays, SE16

Guide Price: £550,000

 Benham
& Reeves

Navigation House, Whiting Way, Surrey Quays, SE16

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A well-presented three bedroom, two bathroom apartment situated on the fourth floor of the prestigious Marine Wharf development.

Spanning approximately 881 square feet of well-designed living space, the property features a spacious open-plan kitchen and reception room, complete with access to a private balcony overlooking the peaceful communal courtyard.

The apartment offers three generously proportioned bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room. The remaining two bedrooms are served by a stylish family bathroom, both finished to a high specification. Presented in excellent decorative condition throughout, the property has been meticulously maintained and is ready for immediate occupation.

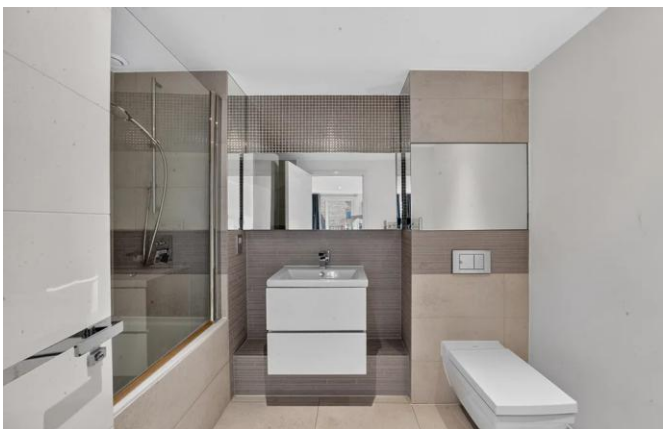
Residents of Marine Wharf benefit from exclusive access to a fully equipped fitness and leisure suite, as well as the convenience of a 24-hour concierge service. Ideally located for transport connections, the development offers easy access to Canary Wharf, the City, and Central London, with Surrey Quays and Canada Water stations nearby. Greenland Pier is also within easy reach, providing a convenient riverboat service and access to Canary Wharf in just one stop.





Property Features:

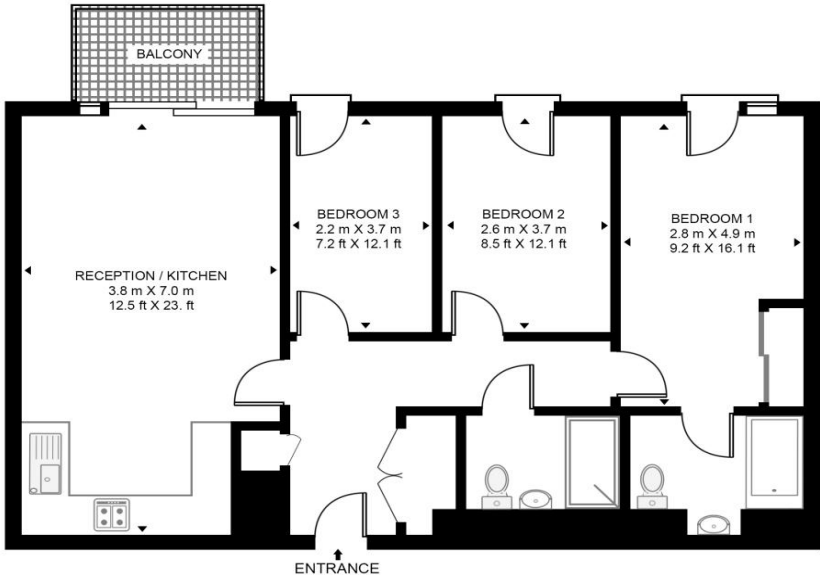
- Three Bedrooms
- Two Bathrooms
- 881 Square Feet (Approx.)
- 4th Floor
- Private Balcony
- 24-Hour Concierge
- Communal Gardens & Water Gardens
- Residents' Gym & Lobby
- Nelson Dock Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station (0.9 miles) and Rotherhithe Station (1.2 miles)



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NAVIGATION HOUSE, MARINE WHARF
APPROXIMATE GROSS INTERNAL FLOOR AREA 881 SQ.FT (81.9 SQ.M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOURTH FLOOR

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Terms & Conditions:

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

Guide Price:	£550,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 983 Years Remaining
Ground Rent:	£708.50 (per annum) for the year 2026
Service Charge:	£5,264.00 (per annum) for the year 2026
Anticipated Rent:	£3,000.00 pcm Approx. 6.5% Yield

Viewings:

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

Our reference: KEN250202

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W: www.benhams.com

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