



Baltic Quay, Sweden Gate, Rotherhithe, SE16

Asking Price: £299,000

Benham
& Reeves

Baltic Quay, Sweden Gate, Rotherhithe, SE16

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This stunning and spacious one bedroom apartment, complete with a dedicated study area, spans approximately 705 square feet of living space and is located in the highly desirable Baltic Quay development.

The property features a beautifully designed bedroom, a generously sized bathroom and a separate, versatile study space. The open-plan living area is a true highlight, filled with natural light, creating a welcoming and comfortable ambiance.

Baltic Quay is a distinguished landmark that epitomizes dockside living at its finest. Residents benefit from picturesque views of South Dock and Greenland Dock, which are just moments away. The development also offers outstanding amenities, including a 24-hour concierge service, a modern video entry system and secure underground parking for added convenience.

Greenland Pier is situated at the end of the street, offering Uber Boat commuter services to Canary Wharf and other key destinations, making travel a unique and enjoyable experience. Furthermore, Baltic Quay is located near Surrey Quays & Canada Water stations, transportation to the city and Central London is easily accessible.

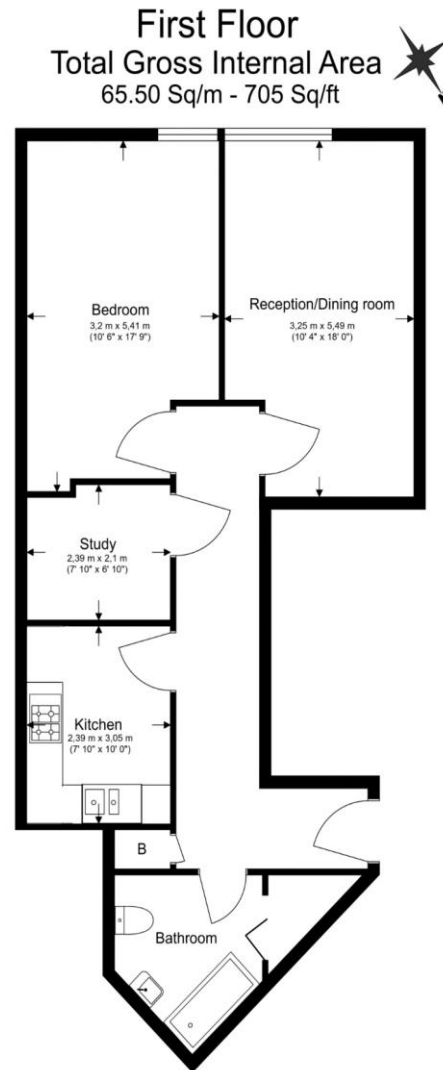




Property Features:

- One Bedroom
- One Bathroom
- 705 Square Feet (Approx.)
- Parking
- 24-Hour Concierge
- Nelson Dock Pier: 0.4 miles, Surrey Quays Station (0.4 miles), Canada Water Station (0.8 miles) and Rotherhithe Station (1 miles)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

Asking Price:	£299,000
Tenure:	Leasehold Expires 12/02/2186 Approximately 161 Years Remaining
Ground Rent:	Nil
Service Charge:	£4,450.00 (per annum) approximately for the year 2025
Anticipated Rent:	£1,700.00 pcm Approx. 6.8 % Yield

Viewings:

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

Our reference: KEN250024

T: 020 7740 3050

E: surreyquays.sales@benhams.com

W: www.benhams.com

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