



nobilis

Sirius House, Seafarer Way, Rotherhithe, SE16

Asking Price: £540,000

Benham
& Reeves

Sirius House, Seafarer Way, Rotherhithe, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the 1st floor of Sirius House is this 714 square feet (approx.) two bedroom, two bathroom contemporary apartment.

The property includes a large entrance hall with a built-in storage/utility cupboard, an open-plan kitchen/reception room which has access to a private balcony. The main bedroom has fully fitted wardrobes and a private en-suite. There is also an additional shower room and another double bedroom. As well as offering a sleek and modern finish the apartment also boasts open views from all windows and balcony.

This fabulous development has a 24-hour concierge service, an on-site exclusive residents' gymnasium, a Tesco Express and 2 on-site independent restaurants.

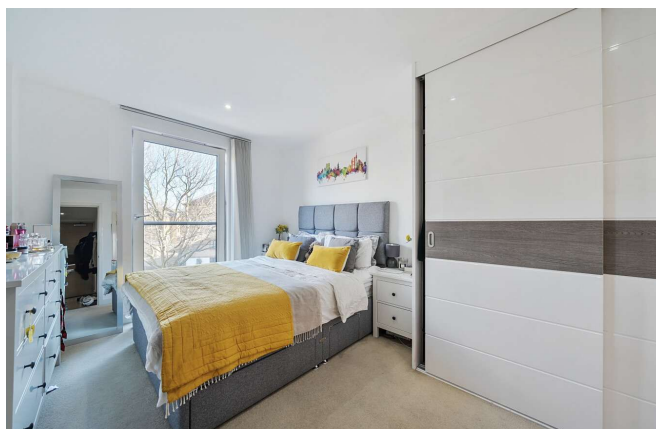
Marine Wharf is located within close proximity to Surrey Quays Overground station and Canada Water Overground and Underground stations offering access to both the City and Canary Wharf via the Overground and Jubilee lines. There is also a Thames River boat service that runs from Greenland Quay that offers services to both Westminster and Greenwich.





Property Features:

- Two Bedrooms
- Two Bathrooms
- Private Balcony
- 1st Floor
- 714 Square Feet (Approx.)
- 24-Hour Concierge
- Fitness Studio
- Communal Gardens
- Nelson Dock Pier: 0.4 miles
- Surrey Quays Station (0.5 miles), Canada Water Station (0.9 miles) and Rotherhithe Station (1.2 miles)

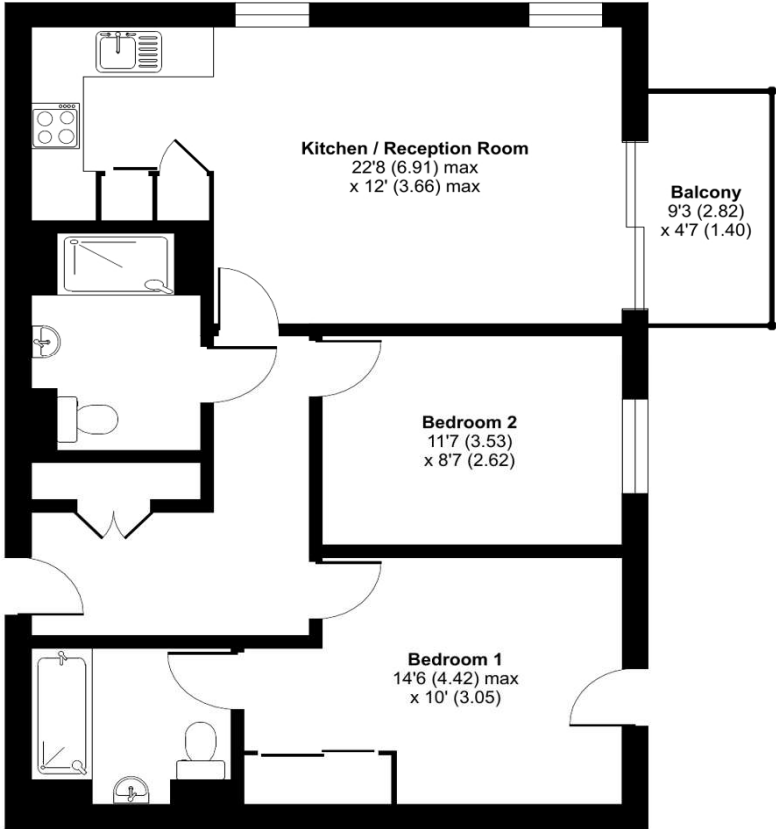


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Sirius House Seafarer Way, London, SE16

Approximate Area = 714 sq ft / 66.3 sq m
 For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	82
(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:	£540,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 984 Years Remaining
Ground Rent:	£350.00 (per annum) for the year 2025
Service Charge:	£3,889.00 (per annum) for the year 2025
Anticipated Rent:	£2,550.00 pcm Approx. 5.7 % Yield

Viewings:

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

Our reference: KEN250049

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W: www.benhams.com

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Singapore | South Africa | Turkey

