



# Royal Victoria Gardens, Whiting Way, Rotherhithe, SE16

Asking Price: £550,000

 Benham  
& Reeves

# Royal Victoria Gardens, Whiting Way, Rotherhithe, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Nestled within the prestigious Marine Wharf development at Royal Victoria Gardens, this expansive two bedroom, two bathroom apartment located on the 1st floor, offers approximately 790 square feet of refined living space. Seamlessly blending comfort and sophistication, this contemporary residence features an impeccably designed open-plan kitchen and living area with access onto the private south facing balcony.

The primary bedroom boasts an en-suite bathroom and fitted wardrobes, while an additional double bedroom and a family bathroom provide ample accommodation. Abundant hallway storage adds to the practicality of this elegant home.

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.



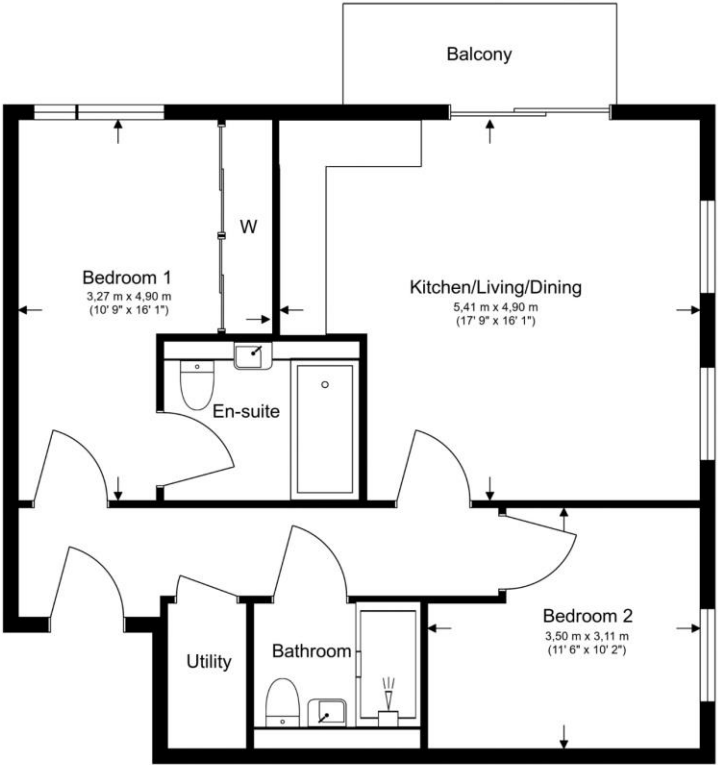


## Property Features:

- Two Bedrooms
- Two Bathrooms
- 790 Square Feet (Approx.)
- 1st 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)



Total Gross Internal Area  
68 Sq/m - 790 Sq/ft



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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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:	£550,000
Tenure:	Leasehold Expires 01/01/3010 Approximately 985 Years Remaining
Ground Rent:	£350.00 (per annum) for the year 2024
Service Charge:	£3,556.00 (per annum) for the year 2024
Anticipated Rent:	£2,172.00 pcm Approx. 4.7% Yield

## Viewings:

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

Our reference: NIN190007

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