



## Bloom Heights, River Rise Close, Rotherhithe, SE8

Offers in excess of: £650,000

 Benham  
& Reeves

# Bloom Heights, River Rise Close, Rotherhithe, SE8

🏠 2 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

Situated within this extremely sought after development is this two bedroom, two bathroom apartment.

Located on the top floor and spanning an approximate 819 square feet, this fabulous apartment consists of a large open-plan living, dining and kitchen area, with floor-to-ceiling windows that lead onto two private terraces. One terrace offers stunning views of Canary Wharf, while the other provides far-reaching views of the city. The fully fitted kitchen features top-of-the-line appliances, including a dishwasher and fridge/freezer. The main bedroom includes a dressing area and a sleek en-suite bathroom, while the second bedroom is a generously sized double. A separate shower room is equipped with high-tech appliances, and a washer/dryer is conveniently situated in the utility room.

The prime location offers excellent transport links to Canary Wharf, the City, and Central London via Surrey Quays, Canada Water stations & Greenland Surrey Quays Pier.





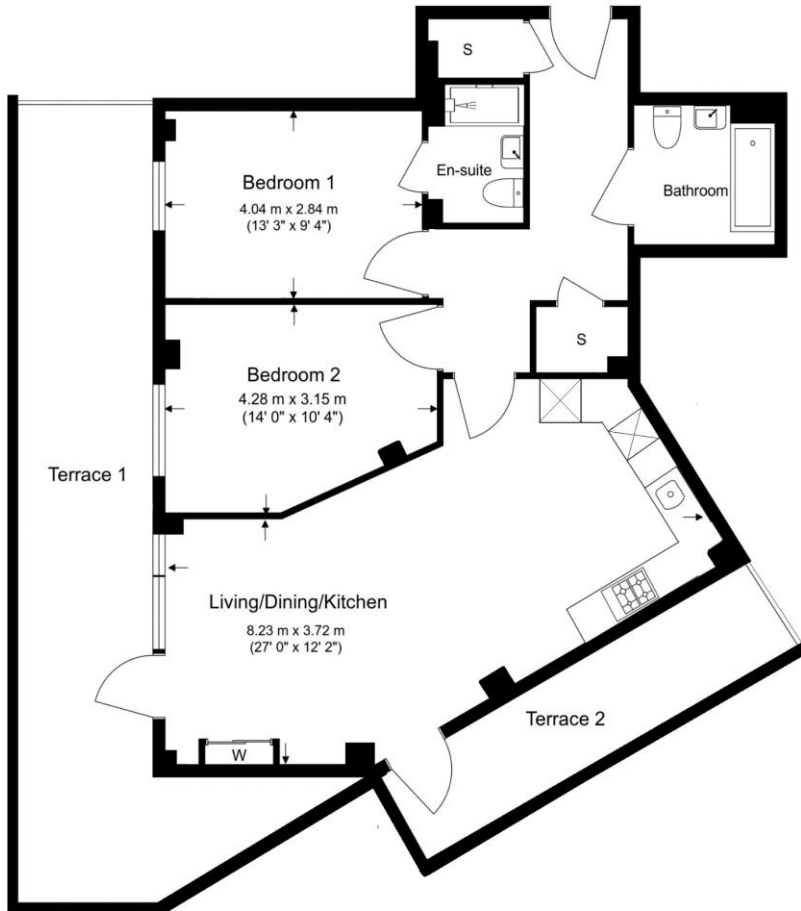


## Property Features:

- Two Bedrooms
- Two Bathrooms
- 819 Square Feet (Approx.)
- Top Floor
- Two Private Terraces
- Communal Gardens
- Greenland Surrey Quays Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station (0.8 miles) and Rotherhithe Station (1.2 miles)



7th Floor  
 Total Gross Internal Area  
 76.1 Sq/m - 819 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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.

## 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 23/06/3016  
Approximately 991 Years Remaining

Ground Rent: £558.32 (per annum)  
for the year 2024

Service Charge: £2,843.01 (per annum)  
for the year 2024 (including building insurance)

Anticipated Rent: £3,000.00 pcm  
Approx. 5.5 % Yield

## Viewings:

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

Our reference: KEN240208

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W: [www.benhams.com](http://www.benhams.com)

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

