



# Royal Victoria Gardens, Whiting Way, Rotherhithe, SE16

Asking Price: £750,000



# Royal Victoria Gardens, Whiting Way, Rotherhithe, SE16

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

A stunning three bedroom, 2 bathroom duplex apartment located on the 5th & 6th floors of prestigious Marine Wharf development.

Double height ceilings provide light and bright open plan living with a beautifully designed kitchen and bathrooms. Meticulous attention to detail with high specification appliances and finishes and plenty of storage.

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.





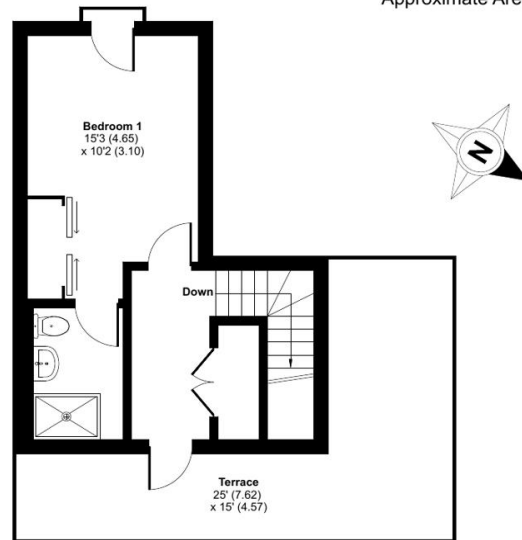
## Property Features:

- Three Bedrooms
- Two Bathrooms
- 1005 Square Feet (Approx.)
- 5th & 6th Floor
- Private Balcony & Terrace
- Duplex Flat
- 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)

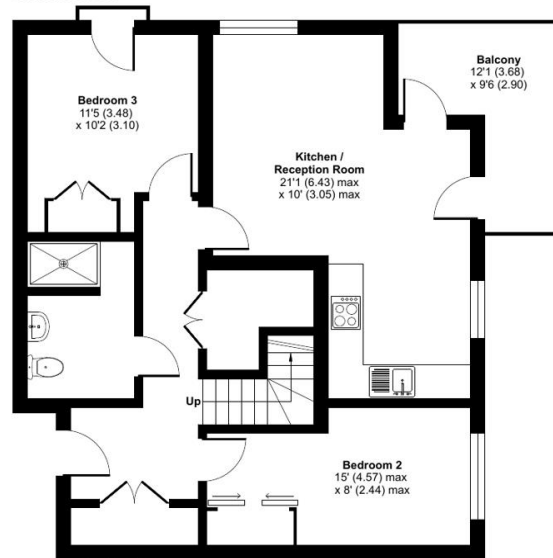


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Approximate Area = 1005 sq ft / 93.3 sq m  
For identification only - Not to scale



SIXTH FLOOR



FIFTH FLOOR

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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		
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:	£750,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 985 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2024
Service Charge:	£7,026.94 (per annum) for the year 2024
Anticipated Rent:	£3,200.00 pcm Approx. 5.1 % Yield

## Viewings:

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

Our reference: KEN240037

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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

