

Cleveley Court, Ashton Reach, Rotherhithe, SE16

Asking Price: £403,000

Benham & Reeves

Cleveley Court, Ashton Reach, Rotherhithe, SE16

1 Bedroom (s) 1 Bathroom (s) Leasehold

A modern and bright one bedroom, one bathroom, corner unit offering approximately 613 square feet of living space, situated on the second floor.

The property features a spacious open-plan reception area with large, cross-ventilation windows that allow for an abundance of natural light and open onto a private, large balcony. The contemporary kitchen is fully fitted with sleek white cabinetry and integrated stainless-steel appliances, creating a stylish and functional space for everyday living. The double bedroom benefits from a built-in wardrobe, while the apartment also offers ample storage throughout and a large entrance corridor that enhances the overall sense of space. A well-appointed family bathroom completes the accommodation.

Residents of Marine Wharf enjoy exclusive access to a fitness and leisure suite, complemented by the convenience of a 24-hour concierge service.

This property is within close proximity to Surrey Quays station for the Overground, Canada Water for the Jubilee Line tube, and Greenland Pier, offering easy links to the City, Canary Wharf, the West End, and all areas of London, including London airports.

Conveniently, the Banks of the River Thames, Rotherhithe and Surrey Quays are all home to an array of bars, restaurants and local amenities, including shopping centres and are all in proximity. Thanks to its proximity to Greenwich University, the City of London and Canary Wharf, this property offers plenty of rental opportunities to landlords.

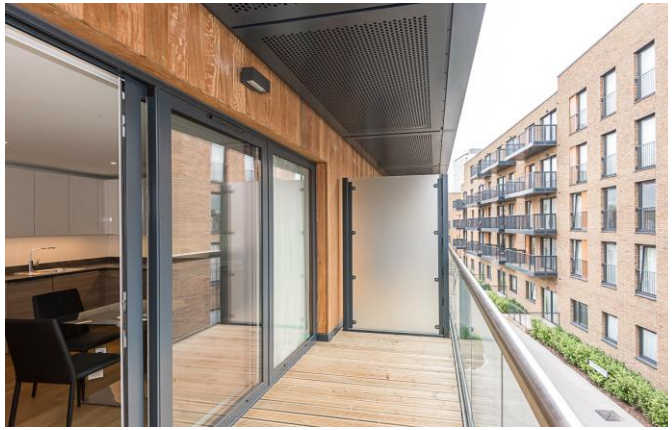






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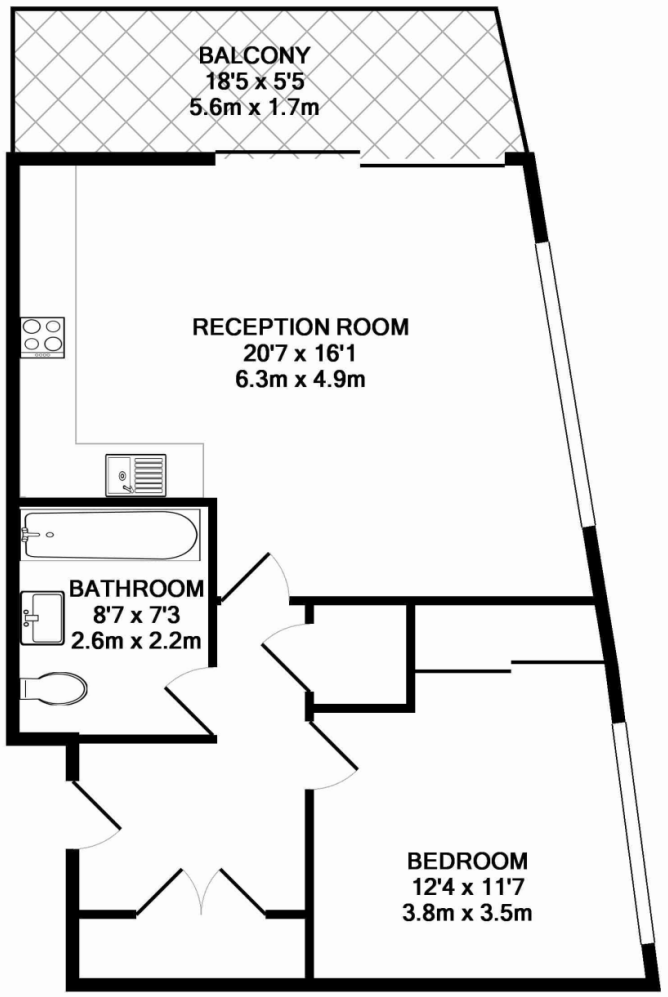




Property Features:

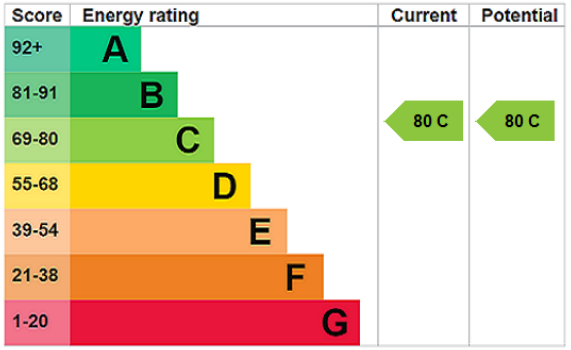
- One Bedroom
- 613 Square Feet (Approx.)
- Large Balcony (66.7 Square Feet Approx.)
- 24-Hour Concierge
- Communal Gardens
- Residents' Gym & Lobby
- Nelson Dock Pier: 0.4 miles,
- Surrey Quays station (0.5 miles)
- Canada Water station (0.9 miles)
- Rotherhithe station (1.2 miles)

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SE16 - 2ND FLOOR
TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

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

Asking Price:	£403,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 983 Years Remaining
Ground Rent:	£575.63 (per annum) for the year 2026
Service Charge:	£3,430.68 (per annum) to June 2026
Anticipated Rent:	£2,000.00 pcm Approx. 6% Yield

Viewings:

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

Our reference: KEN260102

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W: www.benhams.com

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