

Royal Victoria Gardens, Whiting Way, Rotherhithe, SE16

Asking Price: £525,000

Benham & Reeves

Royal Victoria Gardens, Whiting Way, Rotherhithe, SE16

2 Bedroom (s) 2 Bathroom (s) Leasehold

A spacious two bedroom, two bathroom apartment situated within the esteemed Marine Wharf development at Royal Victoria Gardens.

Offering approximately 787 square feet of living space, this contemporary gem seamlessly combines comfort and elegance. The residence features an exquisitely designed open-plan kitchen and living area, with access to a private balcony with picturesque views of the water gardens. 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 enhances the practicality of this sophisticated space.

Residents of Marine Wharf enjoy exclusive access to a fitness and leisure suite, complemented by the convenience of a 24-hour concierge service. Furthermore, the prime location ensures excellent transportation links to Canary Wharf, the City, and Central London via nearby Surrey Quays & Canada Water stations. Experience modern living at its finest in this exquisite apartment.







Royal Victoria Gardens, Whiting Way, Rotherhithe, SE16







Property Features:

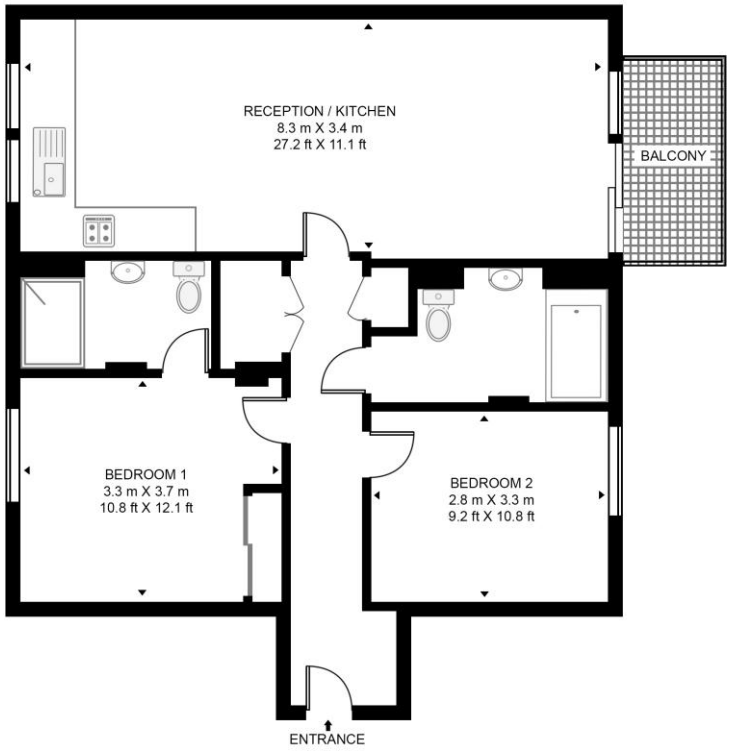
- Two Bedrooms
- Two Bathrooms
- Second Floor
- 787 Square Feet (Approx.)
- Private Balcony
- 24-Hour Concierge
- Communal Gardens & Water Gardens
- Residents' Gym & Lobby
- Nelson Dock Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station (0.9 miles) and Rotherhithe Station (1.2 miles)

Royal Victoria Gardens, Whiting Way, Rotherhithe, SE16

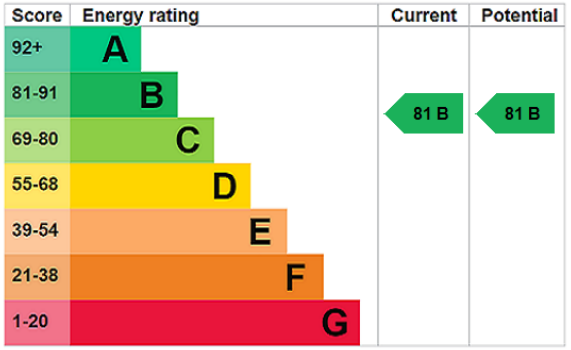
ROYAL VICTORIA GARDENS, WHITING WAY, SE16

APPROXIMATE GROSS INTERNAL FLOOR AREA 787 SQ.FT (73.1 SQ.M)





SECOND FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Royal Victoria Gardens, Whiting Way, Rotherhithe, SE16

Terms & Conditions:

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

Asking Price:	£525,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 983 Years Remaining
Ground Rent:	£620.00 (per annum) for the year 2026
Service Charge:	£4,000.00 (per annum) for the year 2026
Anticipated Rent:	£2,625.00 pcm Approx. 6% Yield

Viewings:

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

Our reference: HMM250011

T: 020 7740 3050
E: surreyquays.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR