



Royal Victoria Gardens, Whiting Way, London, SE16 7EN

£438 Per Week

A WELL PRESENTED 2ND FLOOR ONE BEDROOM APARTMENT LOCATED IN THE SOUGHT AFTER MARINE WHARF DEVELOPMENT LOCATED NEAR SURREY QUAYS AND CANADA WATER FOR TRANSPORT & SHOPPING.

SOUTH DOCK MARINA IS ALSO NEARBY AS IS THE RIVER BOAT SERVICE

The spacious accommodation comprises a light and bright reception room with access to a West facing balcony with pleasant views, a fully fitted modern kitchen set to the rear of the lounge giving the room some separation and a double bedroom with fitted wardrobes. Off the hallway is ample storage space and a really attractive bathroom

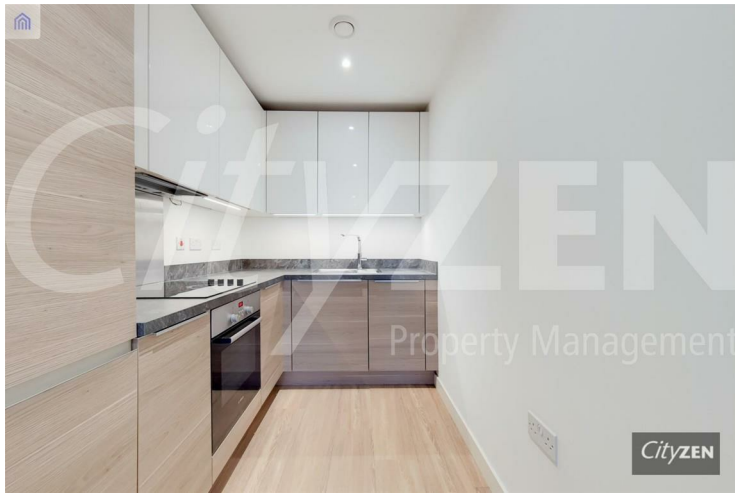
Comes furnished.

AVAILABLE FROM 01.08.2025

- ROYAL VICTORIA GDNS
- PART OF MARINE WHARF
- CANADA WATER STATION
- 2ND FLOOR ONE BED
- 24 HR CONCIERGE & GYM
- S Q SHOPPING CENTER
- WEST FACING BALCONY
- SURREY QUAYS STATION
- AVAILABLE FROM 01.08.2025

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RECEPTION ROOM



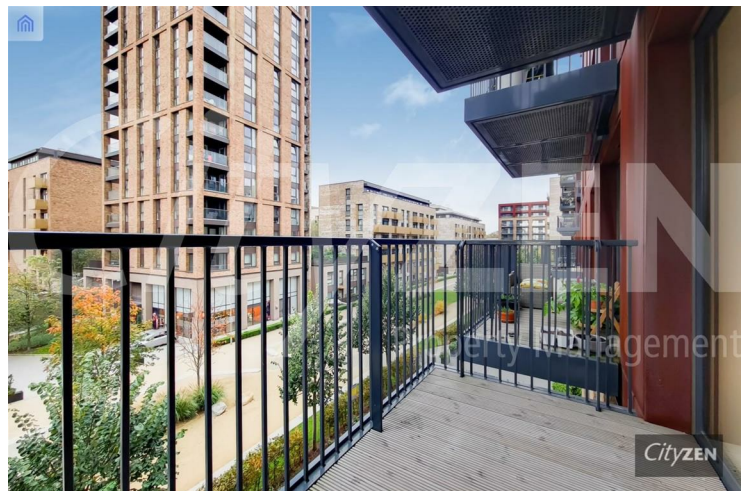
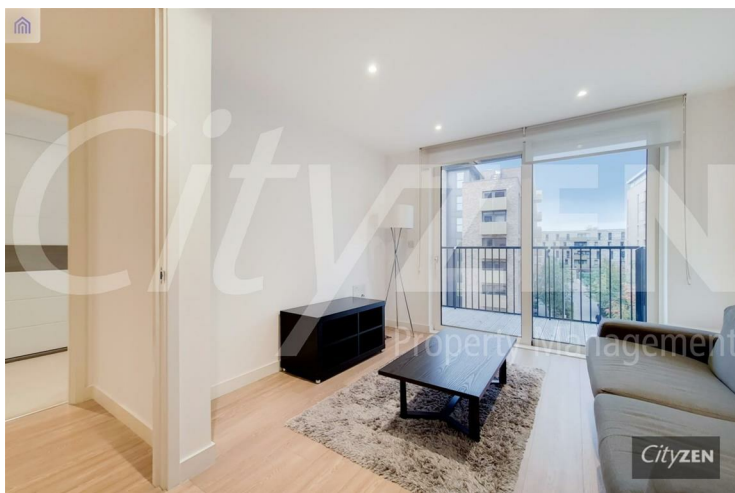
BEDROOM

KITCHEN



BATHROOM

BEDROOM



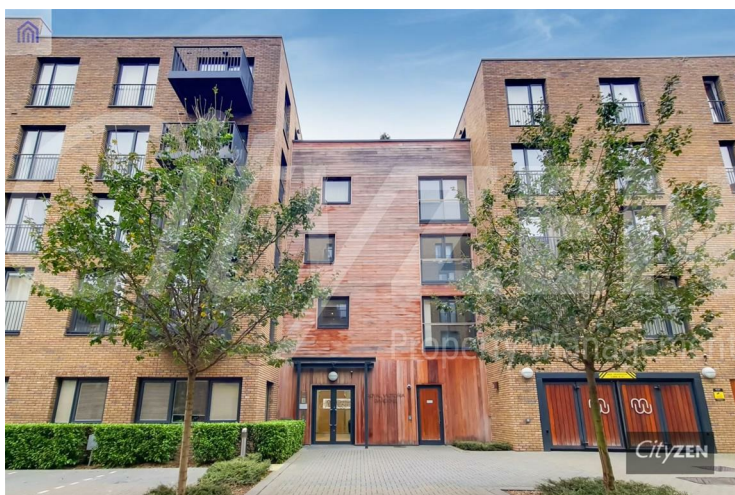
WEST FACING BALCONY

RECEPTION ROOM

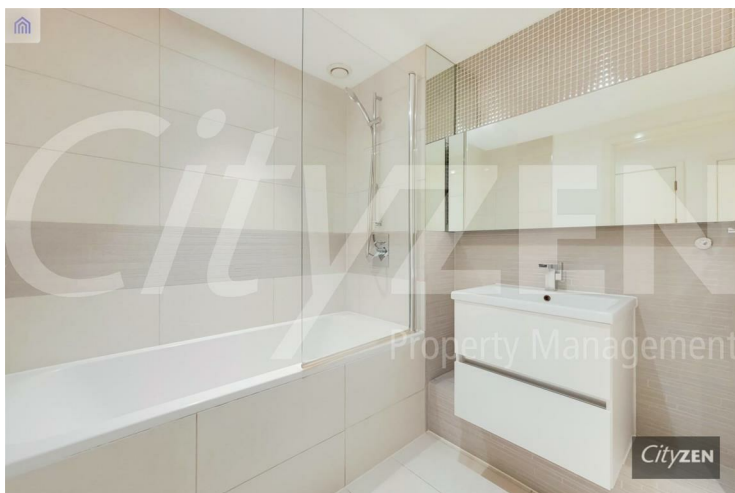
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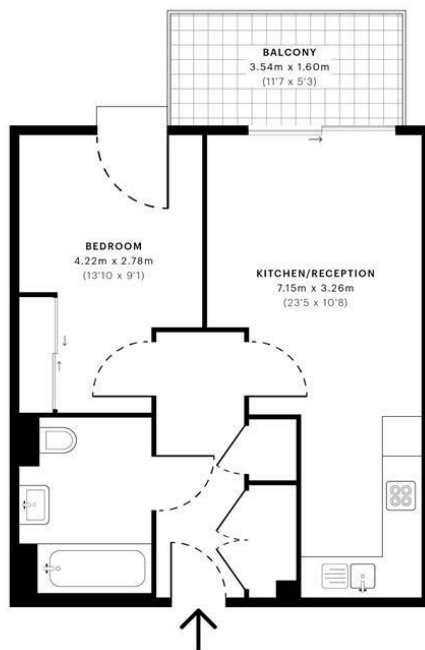
VIEW FROM BALCONY



BUILDING ENTRANCE



BATHROOM



— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
42.89 sqm / 461.66 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes stairs, mezzanine, internal head height
40.92 sqm / 440.46 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
5.41 sqm / 58.23 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 48.49 sqm / 521.94 sqft
IPMS 3C RESIDENTIAL: 47.03 sqm / 506.64 sqft
SPEC ID: 61816a/433359/0e6d3c3306

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

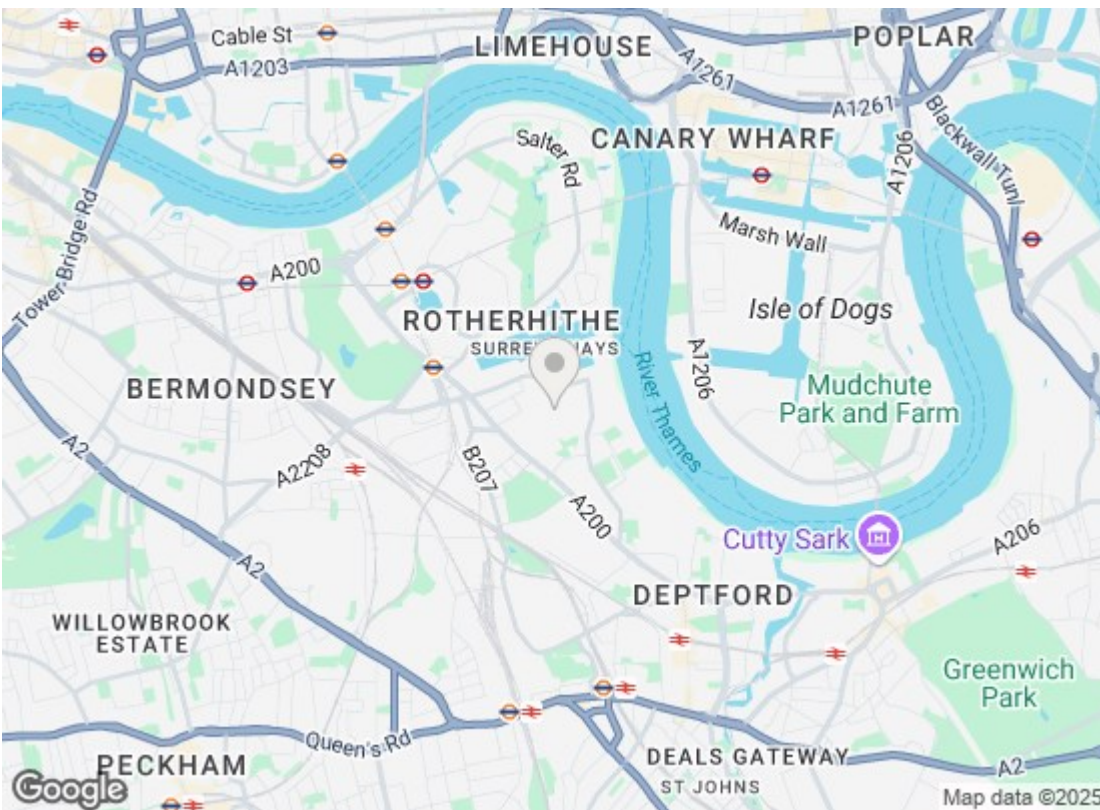
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.