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# Marine Wharf, Surrey Quays, London SE16

£499,000

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Quote ref GS1270. Exceptionally bright and spacious 2 bedroom apartment situated in Royal Victoria Gardens, part of Marine Wharf, the premier development in Surrey Quays by Berkeley Homes. The property benefits from two equal size bedrooms and two bathrooms, very good storage space, fully integrated kitchen, good size living room and a balcony. Living room and balcony are south facing and are overlooking a courtyard with water feature.

Master bedroom has a built in wardrobe, modern bathroom with shower/bath, integrated mood lighting in the bathroom. Second bathroom has a shower. Property comes with all kitchen appliances including fridge, freezer, dish washer, oven, hob, microwave. Washing machine is in one of the storage cupboards in the hallway.

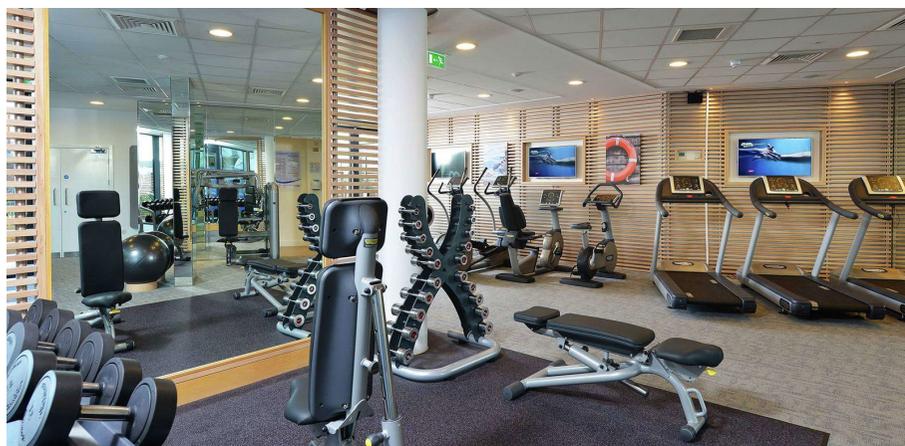
Marine Wharf is ideally located only minutes from Canada Water and Surrey Quays stations, residents benefit from easy access to Canary Wharf, London Bridge and beyond. The development offers 24hr concierge, resident's gym, and a communal water garden.

Leasehold - 983 years remaining  
Service charge - £4000 p/a  
Ground rent - £619.91 p/a





- Quote ref GS1270
- Modern development
- Private Balcony
- Concierge
- 3rd floor (with lift)
- Dual aspect
- Residents Gym



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(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 &amp; Wales</b>	EU Directive 2002/91/EC	