



GEORGE SHISHKOVSKY

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# Marine Wharf, Surrey Quays, London SE16

Guide Price £450,000

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Quote ref GS1270. Guide price: £450,000 - £500,000.

Bright 2-bedroom apartment at Royal Victoria Gardens in Marine Wharf, Berkeley Homes' landmark Surrey Quays development. This 777 sq.ft. (72 sq.m.) home has two equal-sized bedrooms, two bathrooms, and plenty of storage throughout, including a built-in wardrobe in the master bedroom.

The living room and balcony face south with views over a courtyard water feature. Master bedroom comes with a modern bathroom (shower/bath) and mood lighting. Second bathroom has a shower. All kitchen appliances included: fridge, freezer, dishwasher, oven, hob, microwave. Washing machine in hallway storage.

Marine Wharf is minutes from Canada Water and Surrey Quays stations, giving you easy access to Canary Wharf, London Bridge, and beyond. The development has a 24-hour concierge, resident's gym, and communal water gardens.

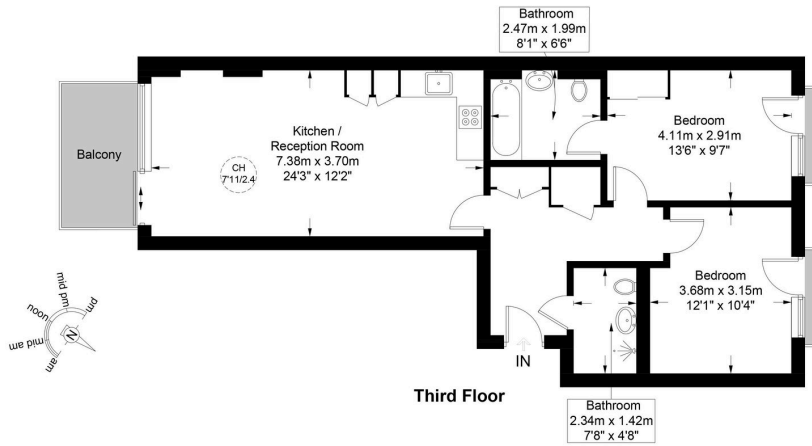
Leasehold - 983 years remaining

Service charge - £4,000 p/a

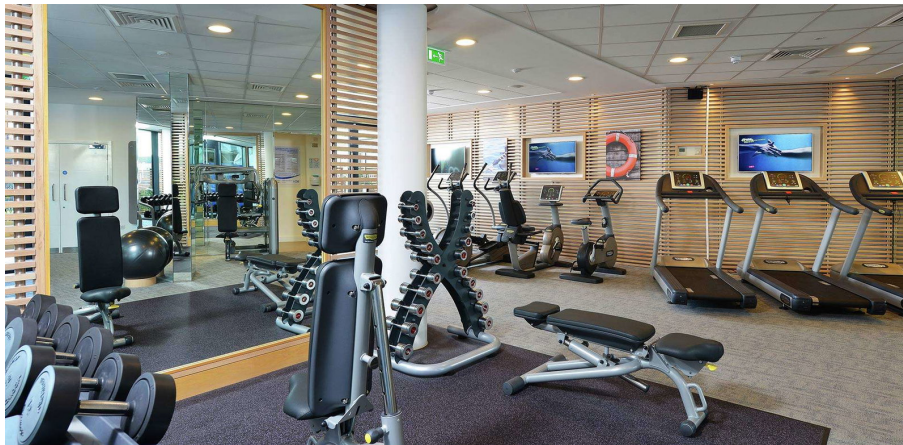
Ground rent - £619.91 p/a

Virtual tour available. Contact for a private viewing.





- Quote ref GS1270
- Modern development
- Private Balcony
- Concierge
- 3rd floor (with lift)
- Dual aspect
- Residents Gym
- Guide: £450,000 - £500,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	