



SEREN PARK GARDENS, BLACKHEATH, LONDON, SE3
£500,000 LEASEHOLD

WITH SUPERB VIEWS OF THE CITY AND TWO PRIVATE BALCONIES, IS THIS SUPERB TWO DOUBLE BEDROOM, TWO BATHROOM, FIFTH FLOOR (WITH A LIFT) APARTMENT WITHIN THIS SOUGHT AFTER DEVELOPMENT VERY CLOSE TO MAZE HILL STATION AND SOLD CHAIN FREE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The accommodation comprises a large reception room with modern open-plan kitchen and direct access onto a private balcony with superb views, a large master bedroom with ensuite shower room and direct access to a rear balcony. There is a second double bedroom with extensive built in wardrobes and a stunning modern bathroom. There is also a utility cupboard.

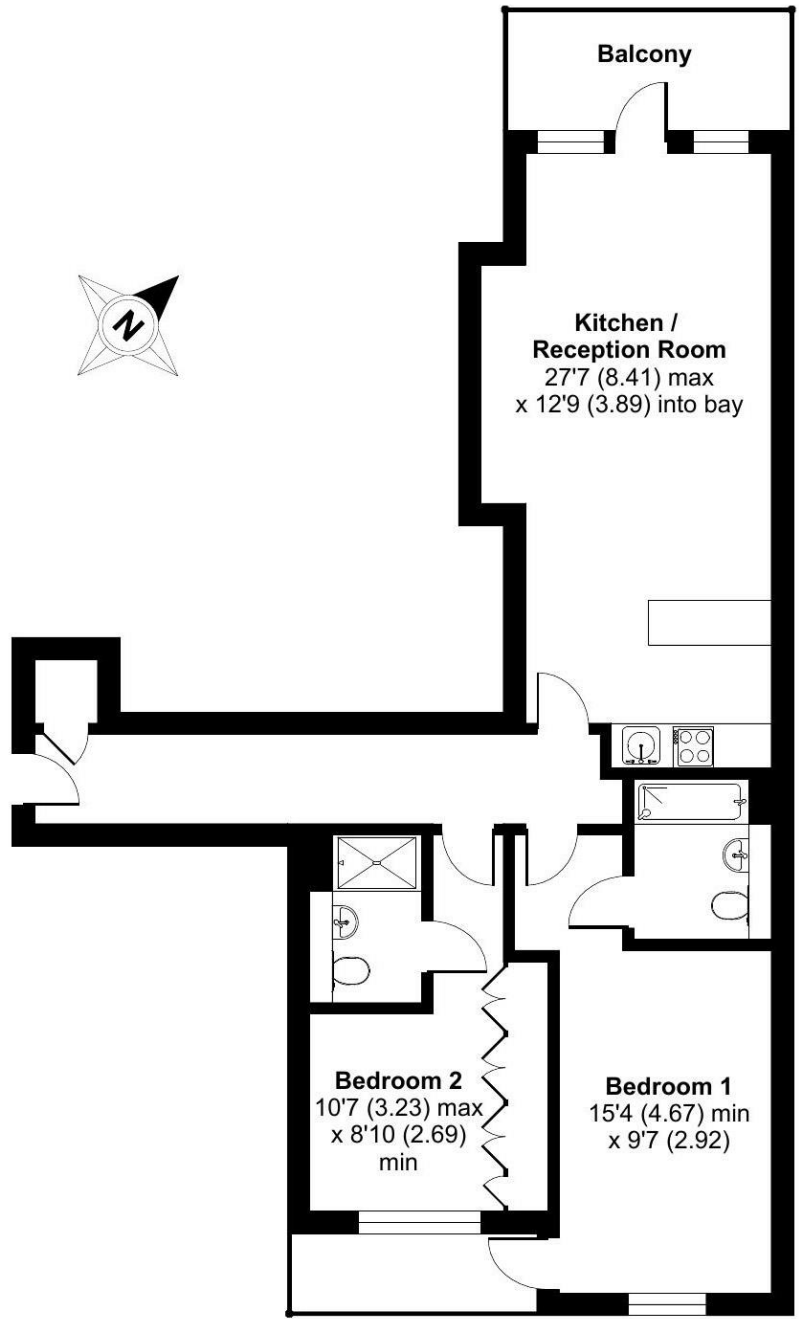
The property further benefits from a 24-hour concierge, secure bike cages and zip car bays and an outstanding communal roof terrace with panoramic views. Additionally, the residents have the right to manage. This is a huge advantage to the leaseholders as the residents have control of the development and directly involved in any major works.

The development has undergone a significant overhaul in line with current legislation around EWS1 requirements which a new buyer will benefit from. The external aesthetics have been renewed and will have the feel of a brand new development. These works are due to be finished summer 2024. (Please note the external photos we have used are taken pre works).

Seren Park Gardens is just moments away from Maze Hill Station, which has excellent transport links into the City of London, Canary Wharf, as well as London St Pancras. Greenwich Park is a few minutes' walk. Walking south just 0.9 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.4 miles to the west you will find the historic Greenwich town centre. Greenwich's covered market is one of London's best and attracts people from all over the capital. Finally, 0.5 miles to the east is Blackheath Standard, with daily conveniences including M&S Food Hall. The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach.







FIFTH FLOOR

Approximate Area = 841 sq ft / 78.1 sq m
For identification only - Not to scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.