



**SEREN PARK GARDENS, BLACKHEATH, SE3 7RS
OFFERS IN EXCESS OF £525,000 LEASEHOLD**

**IN THIS FANTASTIC POSITION AND WITH INCREDIBLE
VIEWS, IS THIS SUPERB TWO DOUBLE BEDROOM, TWO
BATHROOM, FOURTH FLOOR APARTMENT WITH A PRIVATE
BALCONY WITHIN THIS SOUGHT AFTER DEVELOPMENT
VERY CLOSE TO MAZE HILL STATION.**

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





DESCRIPTION:

The accommodation comprises a superb and large (23'7x12'8) reception room and modern open-plan kitchen, a good sized master bedroom with ensuite shower room, a generous sized second double bedroom and a stunning modern bathroom. There is also ample storage and a utility cupboard. There is access from both the reception room and master bedroom onto a private terrace with lovely views over Greenwich and towards Canary Wharf. The property further benefits from a 24-hour concierge, fantastic communal roof terrace with panoramic views, secure bike cages, and zip car bays.

The development has undergone a significant overhaul, bringing it 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 reaching completion and an EWS1 form has been issued confirming the building's A1 status. (Please note the external photos we have used are taken pre works)

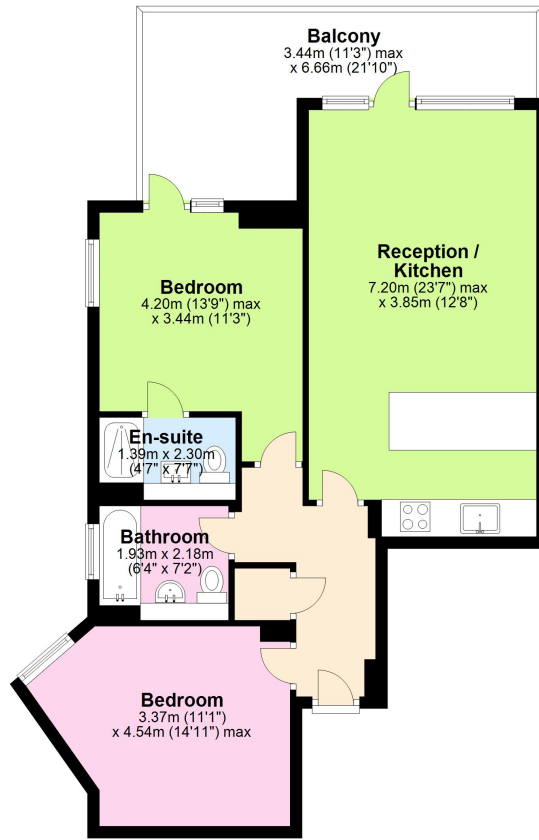
Seren Park Gardens is just moments away from Maze Hill Station, which has excellent transport links into the City of London, Canary Wharf, as well as London St Pancras. Greenwich Park is a few minutes walk. Walking south just 0.9 mile, you will arrive in Blackheath village which offers an array of boutique 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; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich (1.6 miles). Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive.





Fourth Floor

Approx. 68.4 sq. metres (736.5 sq. feet)



Total area: approx. 68.4 sq. metres (736.5 sq. feet)

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. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(92-100)		
B	(81-91)	83	83
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

