



**SEREN PARK GARDENS, BLACKHEATH, LONDON, SE3 7RR**  
**GUIDE PRICE £500,000-£535,000 LEASEHOLD**

**WITH STUNNING VIEWS AND TWO PRIVATE TERRACES, IS THIS SPACIOUS TWO DOUBLE BEDROOM TWO BATHROOM APARTMENT FOUND ON THE SECOND FLOOR OF THIS SOUGHT AFTER DEVELOPMENT VERY CLOSE TO MAZE HILL STATION.**

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## DESCRIPTION:

Located on the second floor, with a lift, the accommodation comprises a superb reception room and modern open-plan kitchen. There are two large double bedrooms to the rear both with ensuite bathrooms and one with access to a private terrace with view of the woodland. With access from the reception room is a private terrace boasting superb views over Greenwich and towards Canary Wharf. There is also a fantastic communal roof terrace again with spectacular panoramic views. Features include double glazed windows, central heating and wood flooring.

The property further benefits from a 24-hour concierge, secure bike cages and zip car bays. There is also the possibility of purchasing a car parking space in the underground car park via separate negotiation. 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. (Please note the external photos we have used are taken pre works).

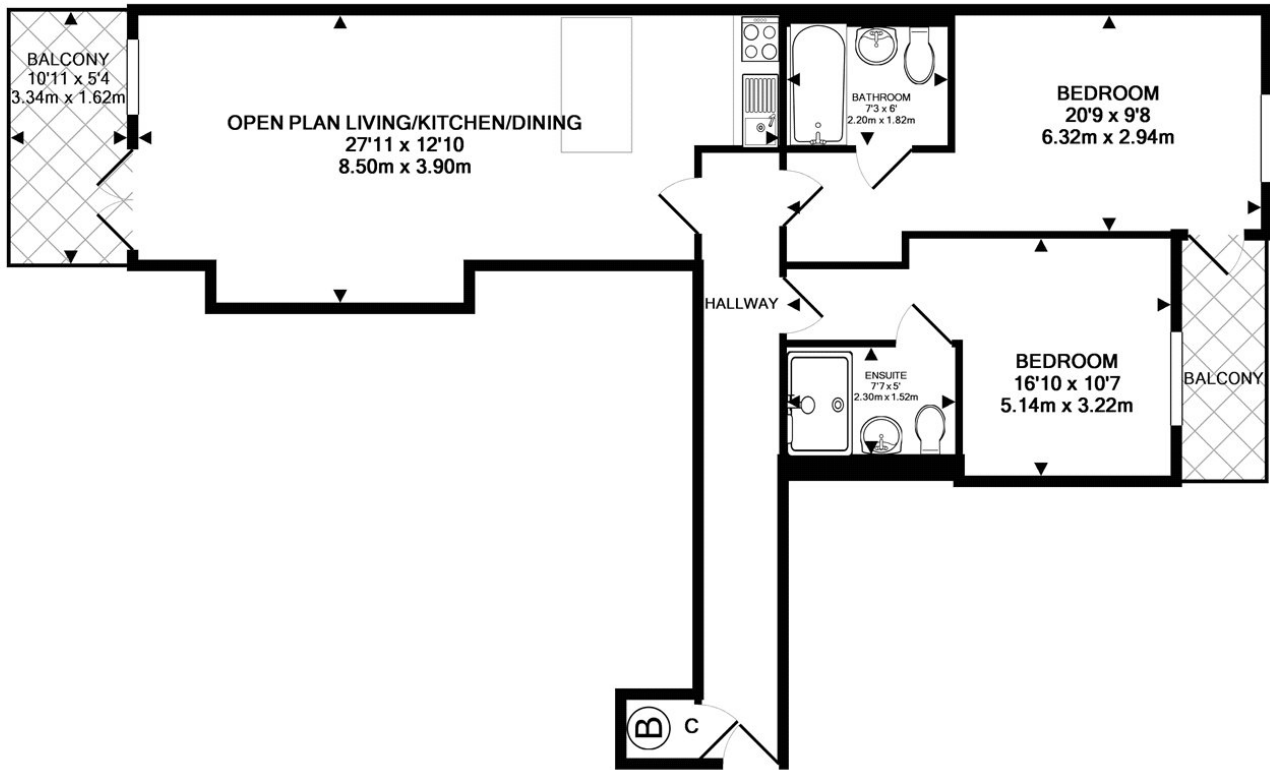
This property is sold chain free so immediate viewing is advisable.

Seren Park Gardens is a beautifully designed and popular development with a 24 hour concierge. Transport connections are delightfully easy. Maze Hill Station is two minutes' walk as well as public transport connections to Canary Wharf and the City. Nearby are the University of Greenwich, the National Maritime Museum and historic Greenwich Park as well as the bustling town centre with bars and restaurants and of course the covered market.









TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  | 85                      | 85        |
| (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 |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

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