



SEREN PARK GARDENS, BLACKHEATH, LONDON, SE3 7RS
GUIDE PRICE £500,000-£530,000 LEASEHOLD

IN THIS ENVIABLE POSITION AND WITH OUTSTANDING VIEWS, IS THIS SUPERB TWO DOUBLE BEDROOM, TWO BATHROOM, APARTMENT WITH A LARGER THAN USUAL TERRACE WITHIN THIS SOUGHT AFTER DEVELOPMENT VERY CLOSE TO MAZE HILL STATION.

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DESCRIPTION:

Located on the third floor, with a lift, the accommodation comprises a superb 23'10 reception room and modern open-plan kitchen, a large master bedroom with ensuite shower room, a second double bedroom and modern bathroom. There is ample storage and a utility cupboard. With access from the both the master bedroom and reception room the larger than usual private terrace boasts superb views over Greenwich and towards Canary Wharf. The property has been recently refurbished and is in excellent decorative order throughout. Features include double glazed windows, central heating and wood flooring. 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 in line with current legislation around ESW1 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).

This property is sold chain free so immediate viewing is advisable. Virtual tours can be seen at winkworth.co.uk

This development is found 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.





Third Floor

Approx. 68.5 sq. metres (736.9 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 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
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	83
(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	

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