



**SEREN PARK GARDENS, BLACKHEATH, LONDON, SE3  
GUIDE PRICE £550,000 - £565,000 LEASEHOLD**

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

**Blackheath | 0208 852 0999 | blackheath@winkworth.co.uk**



## DESCRIPTION:

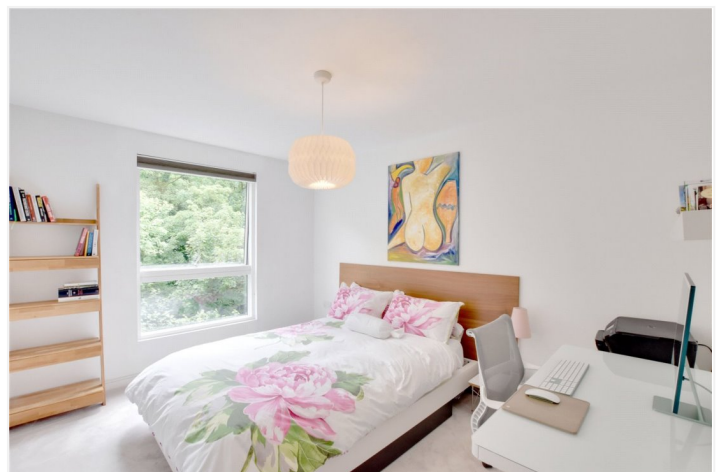
In this fantastic position and with incredible views, is this superb two double bedroom, two bathroom, eighth floor (top and with a lift) apartment with a private balcony within this sought after development very close to Maze Hill Station.

The accommodation comprises a superb 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, a second double bedroom and a stunning modern bathroom. There is also a utility cupboard. This particular apartment also has the added benefit of almost immediate access onto an outstanding communal roof terrace with panoramic views. 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. These works are due to be finished summer 2024. (Please note the external photos we have used are taken pre works). This is one of the most sought-after positions within the development and early viewing is a must.

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.

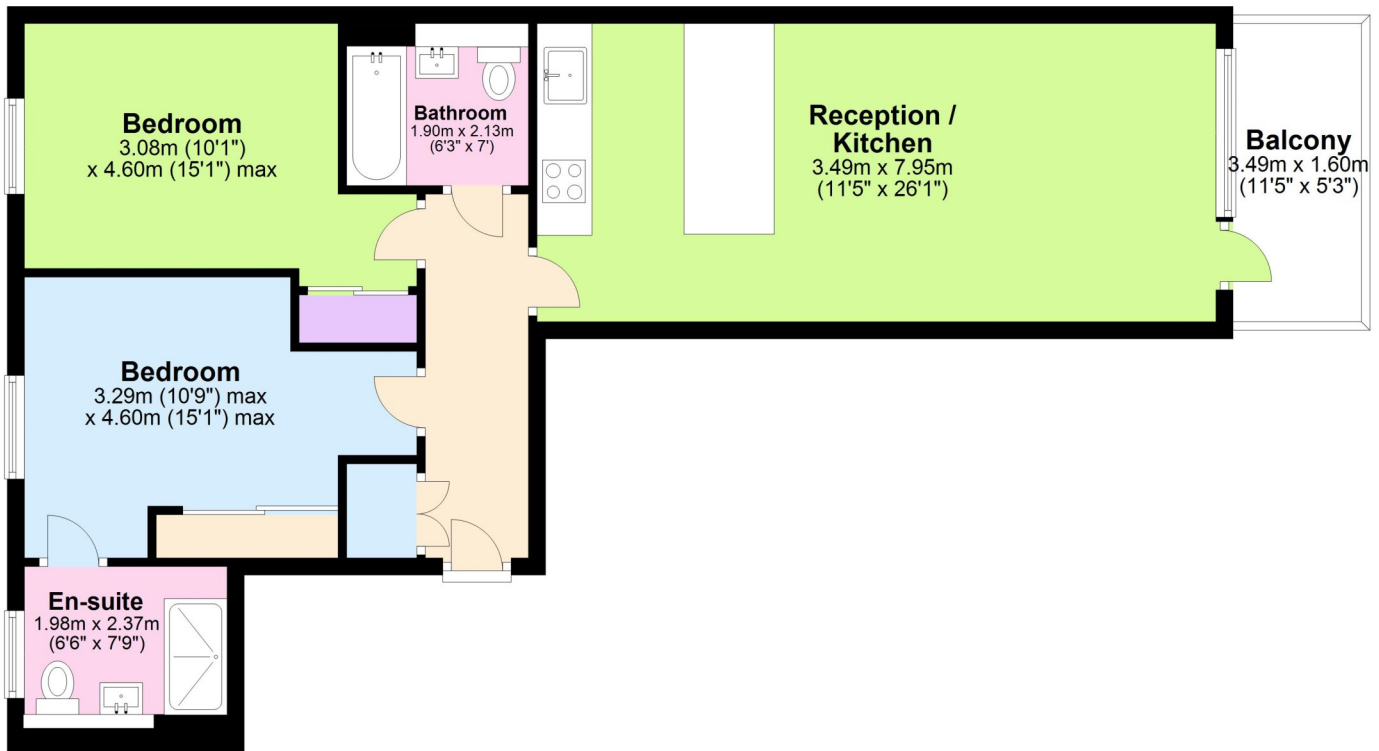
The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich (1.6 miles). Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive.





## Eighth Floor

Approx. 70.0 sq. metres (753.0 sq. feet)



Total area: approx. 70.0 sq. metres (753.0 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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 110 year and 1 months

**Service Charge:** £4075.2 per annum

**Ground Rent:** £250 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.