



SEREN PARK GARDENS, BLACKHEATH, SE3 7RS
£335,000 LEASEHOLD

SET WITHIN THIS SOUGHT AFTER MODERN DEVELOPMENT
VERY CLOSE TO EXCELLENT TRANSPORT LINKS, IS THIS
SUPERB ONE DOUBLE BEDROOM, FOURTH FLOOR
APARTMENT WITH PRIVATE BALCONY, SOLD CHAIN FREE.

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DESCRIPTION: Located on the fourth floor (with a lift) the accommodation comprises; a superb 10'11x18'2 reception room and modern open-plan kitchen, a large bedroom and modern bathroom. There is ample storage and a utility cupboard. The property is in excellent decorative order throughout. Features include double glazed windows, central heating and wood flooring, there is also a private balcony which overlooks the internal courtyard.

The property further benefits from a 24 hour concierge, fantastic communal roof terrace with panoramic views, secure bike cages, zip car bays and an allocated parking space.

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

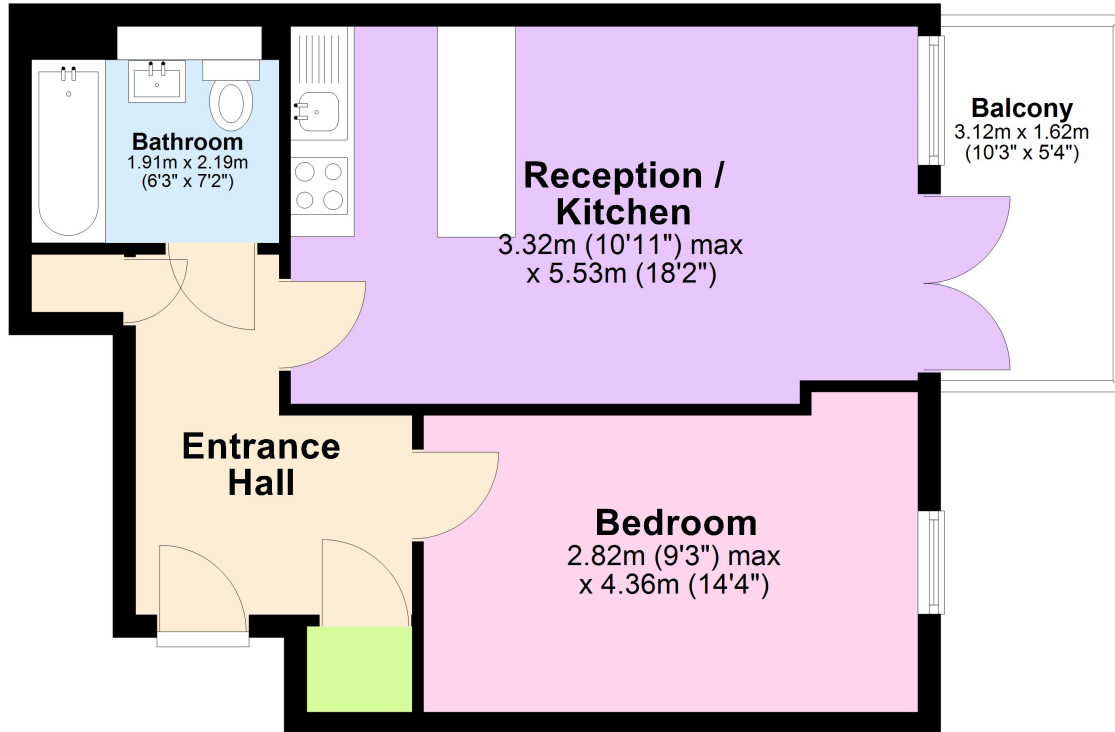
The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich (1.6 miles). Other amenities such as the Cinema, Ikea and other large stores can be found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





Fourth Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 42.7 sq. metres (459.4 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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