



***Seren Park Gardens, Blackheath, London, SE3 7RR***





## Seren Park Gardens, Blackheath, SE3 7NN

### Leasehold

*Situated on the 6th floor, offering fantastic views over Canary Wharf and North Greenwich, this immaculate two-bedroom, two-bathroom flat comes to market with the added benefit of no onward chain.*

### Key Features

- Sixth Floor Flat
- No Onward Chain
- Stunning Views over Canary Wharf
- Perfect for Commuters
- Secure Underground Parking Space
- Lease Length: **110 Years**
- Service Charge: **£4,500 P/A**
- Ground Rent: **£300 P/A**
- Council Tax Band: **C**
- EPC Rating: **B**

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### The Property

The accommodation comprises; a large entrance hallway with doors leading to all rooms, and a built-in storage cupboard. The open plan reception room is a generous size at 27'7 x 12'10 having been tastefully decorated in neutral tones by the current owners. This leads out to the first of the private balconies, offering exceptional views over Canary Wharf and North Greenwich. The kitchen has been thoughtfully arranged with an array of eye and base level units and integrated appliances and finished with high-quality stone worksurfaces.

The primary bedroom is a generous double at 15'7 x 9'10 boasting en-suite bathroom and access to a second balcony, which is completely private. The second bedroom is a comfortable double room at 16'6 x 10'10 with built-in wardrobes and an en-suite shower room.









## The Development

The development has undergone a significant works over the last 18 months to bring the development inline with current legislation around EWS1 requirements. These works are just in the process of being completed, the scaffolding is now down in the development, so the new buyer can take full advantage of this completed work.

The property offers several advantages, including a 24-hour concierge service, secure bike storage, this flat comes with an allocated parking space, and a stunning communal roof terrace with panoramic views. Another notable benefit is that residents have right to manage. This grants leaseholders a significant advantage, as they have direct involvement in any major works and maintain control over the development.



## Outside

Seren Park Gardens is ideally located near Maze Hill Station, offering excellent transportation links to the City of London & Canary Wharf. Both accessed in under 25-minutes door to door. Blackheath high street is under a mile away, with its array of shops, amenities, restaurants and transport links. North Greenwich is easily accessed via bus links with the o2 and cable car.

















# Seren Park Gardens

Approximate Gross Internal Area = 79.3 sq m / 853 sq ft

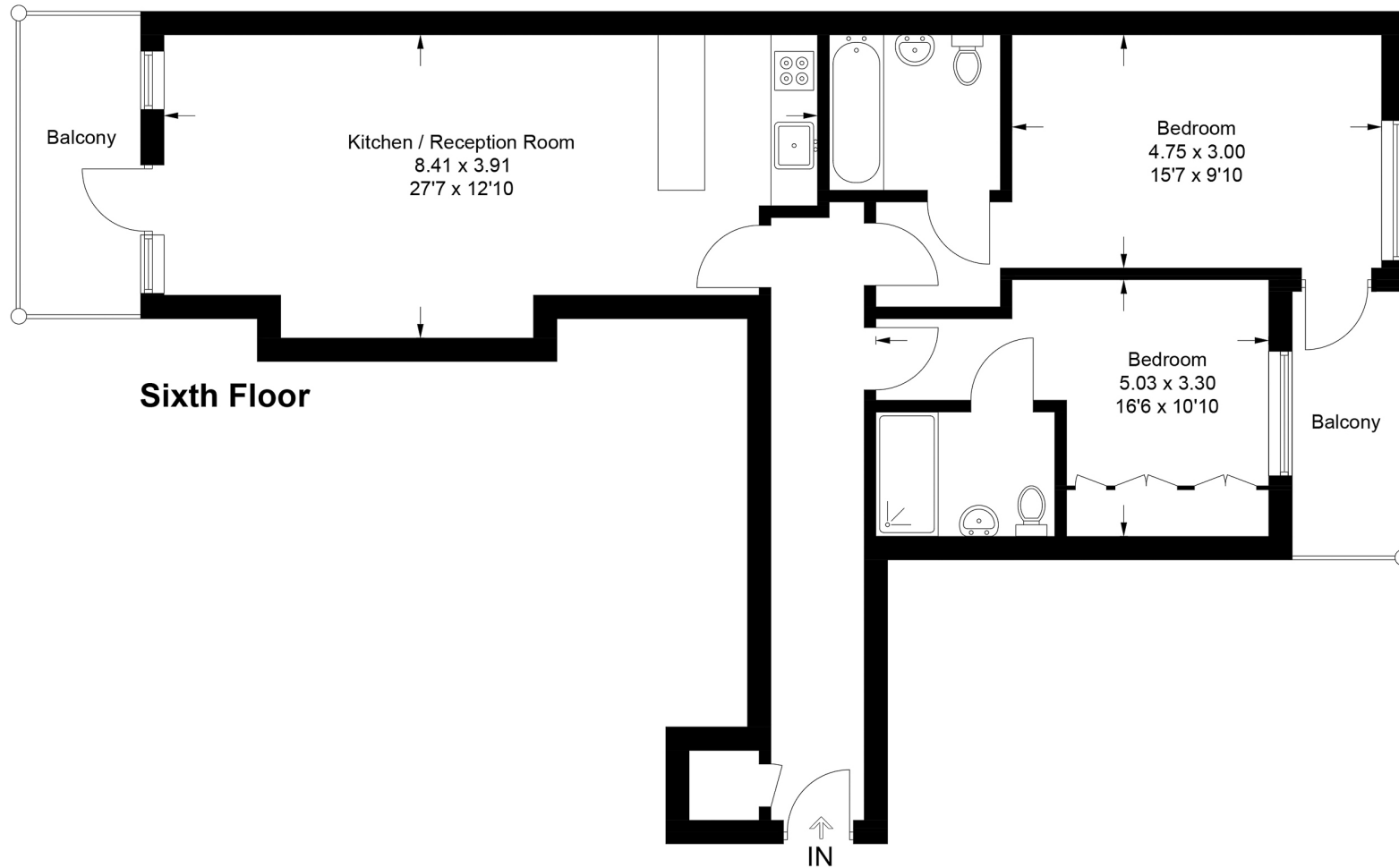


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