



barnard marcus

The Crescent Seager Place, London SE8 4HJ



welcome to

The Crescent Seager Place, London

Barnard Marcus are delighted to bring to market this generously proportioned THREE BEDROOM APARTMENT ideally situated within a 'stone's throw' of DEPTFORD BRIDGE DLR and comes with the benefit of SECURE UNDERGROUND ALLOCATED PARKING.

The property briefly comprises of an entrance hall, an OPEN-PLAN RECEPTION/KITCHEN, THREE GENEROUSLY SIZED BEDROOMS complete with DRESSING ROOM, EN-SUITE to the MASTER & bathroom.

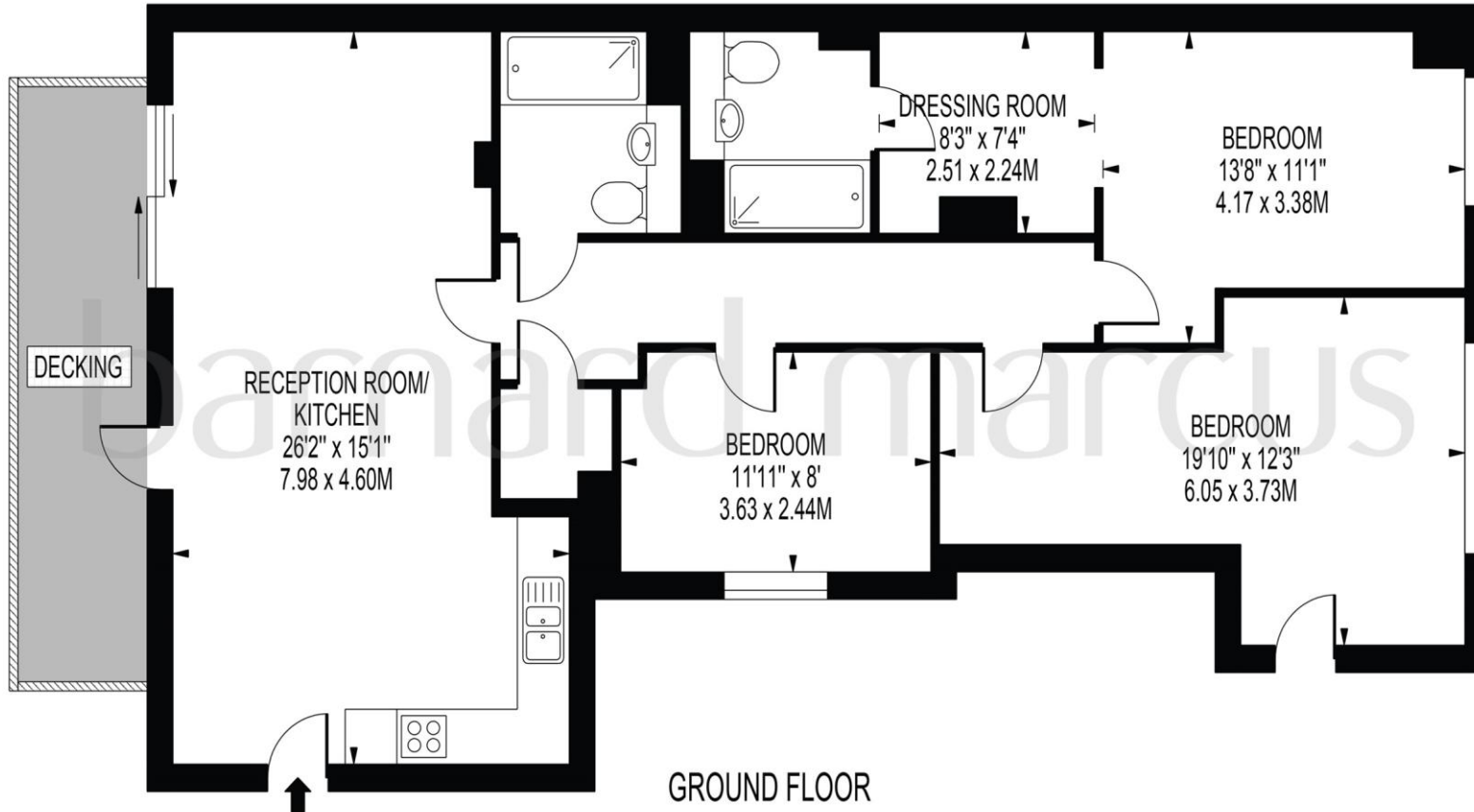
This apartment offers an unbeatable location for commuters, with easy access to Deptford Bridge DLR station just a 2-minute walk away, and additional transport links including Mainline stations (St. Johns, Deptford, Greenwich, New Cross), Overground, and bus services (including a direct night bus). Transfers to all major London airports are also easily accessible.

For moments of relaxation, the nearby Ravensbourne Park offers a peaceful retreat with a pond, perfect for watching ducks and herons. Just a 5-minute walk takes you to Deptford High Street, while Greenwich Town Centre is only a 20-minute stroll or one stop by DLR. In addition to its rich history, the area boasts a range of local amenities, including a swimming pool at Better Wavelengths, a yoga studio, and an art gallery within the complex.



THE CRESCENT, SEAGER PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1071 SQ FT - 99.50 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Entrance Hall

Reception Room/Kitchen

26' 2" x 15' 1" (7.98m x 4.60m)

Patio

Bedroom One

13' 8" x 11' 1" (4.17m x 3.38m)

Dressing Room

8' 3" x 7' 4" (2.51m x 2.24m)

En-Suite

Bedroom Two

19' 10" x 12' 3" (6.05m x 3.73m)

Bedroom Three

11' 11" x 8' (3.63m x 2.44m)

Bathroom

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- THREE BEDROOMS
- OPEN-PLAN RECEPTION/KITCHEN
- SECURE UNDERGROUND PARKING
- TWO BATHROOMS, ONE-ENSUITE
- 24HR CONCIERGE SERVICES

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 7390.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/PKM103343](https://www.barnardmarcus.co.uk/Property/PKM103343)



Property Ref:
PKM103343 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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