



# Seren Park Gardens, London

SE3



*Beyond your expectations*



# A two bedroom, two bathroom modern apartment.

Hamptons International

46 Tranquil Vale, London, SE3 0BD

Sales. 020 8297 1697

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Two bedrooms | Two bathrooms | Open plan reception/kitchen | Two balconies | 24hr concierge | Allocated secure parking | Communal gardens | Communal roof terrace | Lease term 125 years from 24 June 2009 | The seller informs us the current service charge is £2800 per annum

**Asking Price £549,950 Leasehold**

## Description

A two bedroom, two bathroom modern apartment with fantastic views across London.

Situated on the sixth floor within this modern complex, we understand this property is larger than the majority of other two bedroom apartments in the development. The property also benefits from two balconies, one with amazing views over the city and the other is accessed via the master bedroom and enjoys quiet, leafy views over woodland. The layout of this property means the bedrooms enjoy a more tranquil setting facing south over a peaceful woodland. There are some quality finishes found throughout, including oak flooring, a built in sound system and built in storage.

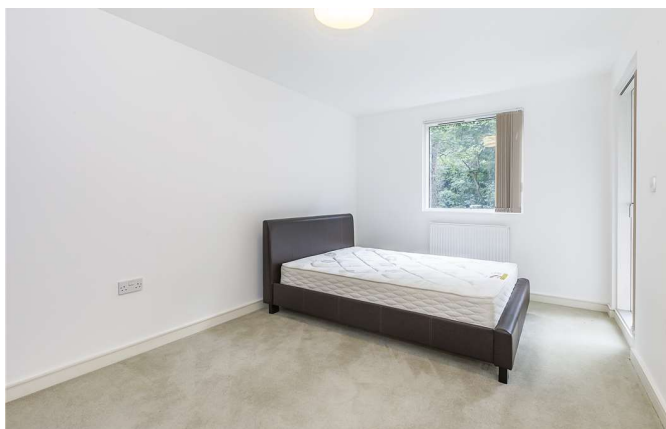
Other benefits include a 24hr concierge, allocated secure parking, communal gardens and an incredibly impressive communal roof terrace.

Seren Park Gardens is located on the edge of the ever popular Westcombe Park Conservation Area and the property is well located for various local amenities. East Greenwich to the north, Blackheath Village to the south and Blackheath Standard to the east all offer a variety of convenience stores, independent shops, bars and restaurants.

Looking at transport, there is direct access from the development into Maze Hill train station which provides regular services into London Bridge and Cannon Street.

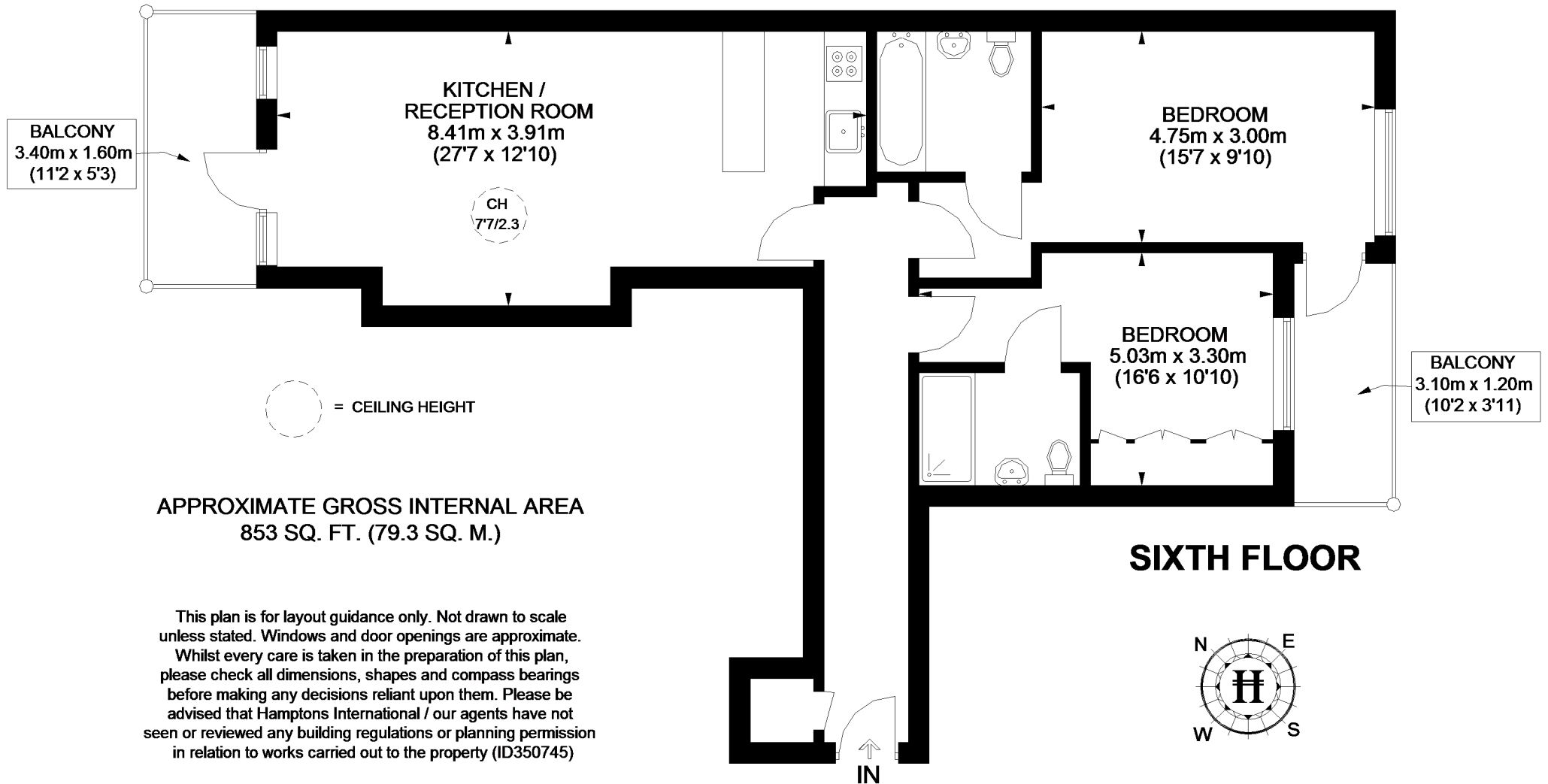
Only one stop down the line is Greenwich station where you can pick up the DLR service directly into Canary Wharf and Bank.

Finally, Royal Greenwich Park is not far away where you will find 183 acres of stunning recreational space including a deer sanctuary, The Royal Observatory and The Meridian Line.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	93	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# SEREN PARK GARDENS



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID350745)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

