



# Seren Park Gardens, Greenwich, SE3

Asking Price: £485,000

 Benham  
& Reeves



# Seren Park Gardens, Greenwich, SE3

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This modern two bedroom, two bathroom apartment is located in Seren Park Gardens, Greenwich. Situated on 2nd floor and spanning an approximate 737 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances, well-proportioned double bedrooms and a modern 3-piece family bathroom. Additional benefits include wooden flooring in the living room. The flat also benefits from additional storage and features a west facing balcony.

Residents of Seren Park Gardens are serviced by a host of amenities including concierge, and the property is well positioned within walking distance of Thames Path, Greenwich town centre and Greenwich Royal Park. It is also conveniently located for Maze Hill station for (London Bridge, Cannon Street and Thameslink services) North Greenwich for the Jubilee line, Cutty Sark DLR and the Thames Clipper services into Canary Wharf and Central London.

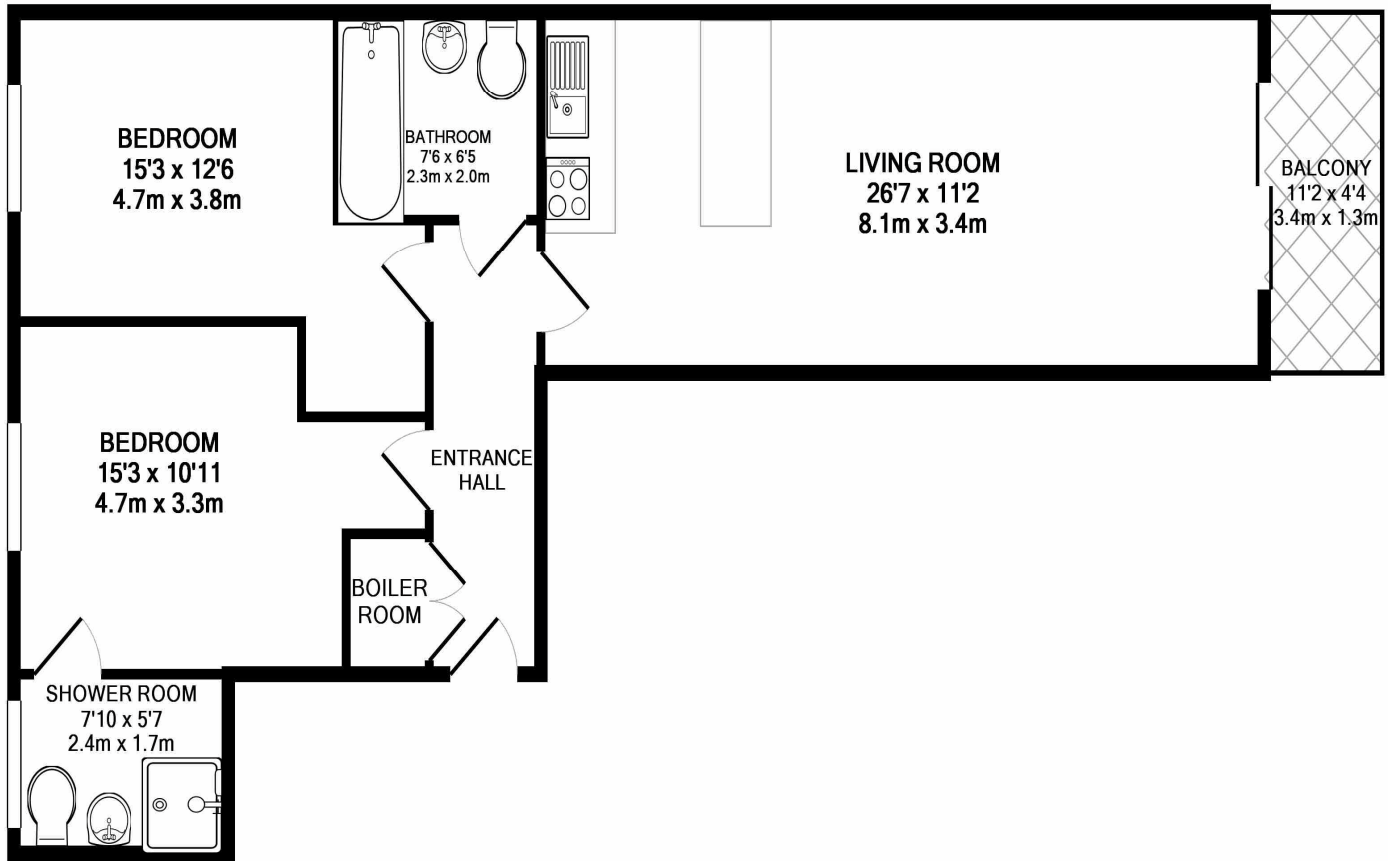




## Property Features:

- Two Double Bedrooms
- Two Bathrooms
- 2nd floor
- 737 Square Feet (Approx.)
- Open Plan kitchen
- Balcony
- Canary Wharf View
- Chain Free
- 24-Hour Concierge
- Nearby Maze Hill Train Station





| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   | <b>83</b>               | <b>83</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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

SE3

TOTAL APPROX. FLOOR AREA 737 SQ.FT. (68.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

|                   |  |
|-------------------|--|
| Asking Price:     | £485,000   |
| Tenure:           | Leasehold<br>Expires 23/06/2134<br>Approximately 109 Years Remaining |
| Ground Rent:      | £300.00 (per annum)<br>to March 2025 (including car parking space)   |
| Service Charge:   | £3,689.00 (per annum)<br>to March 2025 (including car parking space) |
| Anticipated Rent: | £2,000.00 pcm<br>Approx. 4.9% Yield                                  |

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: CWH240138

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W: [www.benhams.com](http://www.benhams.com)

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