



# Aragon Tower

George Beard Road, SE8

Offers in excess of  
£375,000

Chestertons proudly presents this exquisite two-bedroom duplex apartment nestled within the award-winning Aragon Tower, SE8.



# Aragon Tower

George Beard Road, SE8

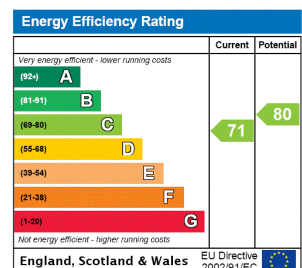
- Duplex Apartment
- Two Double Bedrooms
- One Bathroom
- Incredible Views
- Secure Parking
- 24/7 Concierge
- Riverside Development
- Excellent Location
- Great Transport Links



Located on the second floor, this remarkable residence features an open-plan living area that seamlessly integrates a contemporary kitchen, alongside a modern bathroom and two generously sized double bedrooms. The apartment is replete with excellent storage solutions throughout, including a separate storage unit. Residents benefit from a 24-hour concierge service, ensuring convenience and security at all times.

The breathtaking views from this dual-aspect apartment are truly unparalleled, offering stunning vistas of the iconic City of London and the impressive skyline of Canary Wharf. This home has been thoughtfully upgraded with luxurious finishes, including Lalegno click vinyl flooring, Kingsmead carpets, and bespoke Hillary's blinds. Additionally, it boasts custom-built full carcass inbuilt cupboards from SlideRobes in both bedrooms as well as Amtico flooring, Fired Earth tiles, and premium Grohe taps in the bathroom. The entire apartment has been tastefully decorated using Fired Earth paint, creating an elegant ambiance. Recent enhancements also include fully replaced Nobo electric heaters with complete app control, as well as a new dishwasher and fridge. Transport links include the Thames Clipper, Surrey Quays Overground and Canada Water Overground & Underground stations with easy access to both the city and canary wharf as well as popular destinations such as Shoreditch and Greenwich.

**Tenure:** Leasehold 179 years  
**Service Charge:** £4843 pa  
**Ground Rent:** £350 pa  
**Local Authority:** London Borough Of Lewisham  
**Council Tax Band:** C

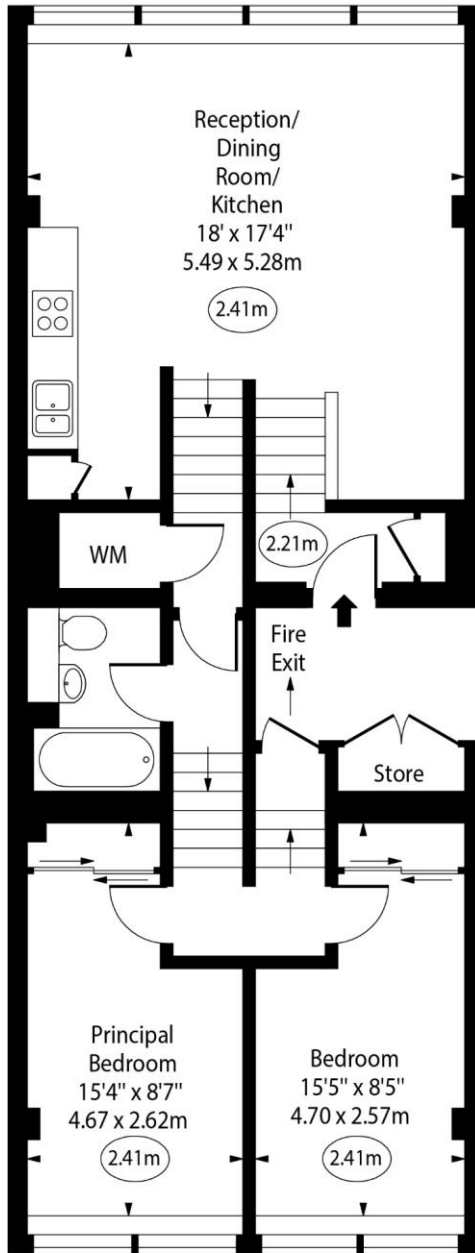
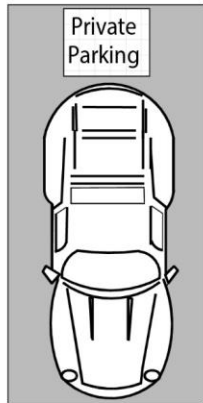
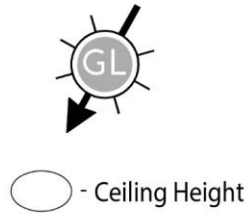


### Chestertons Surrey Quays Sales

2 Plough Way  
 London  
 SE16 2EU

[chestertons.co.uk](http://chestertons.co.uk)

Aragon Tower,  
George Beard Road, SE8



Ground Floor

Second Floor

Approx Gross Internal Area 716 Sq Ft - 66.52 Sq M  
(Excluding Store)

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 025458M

