



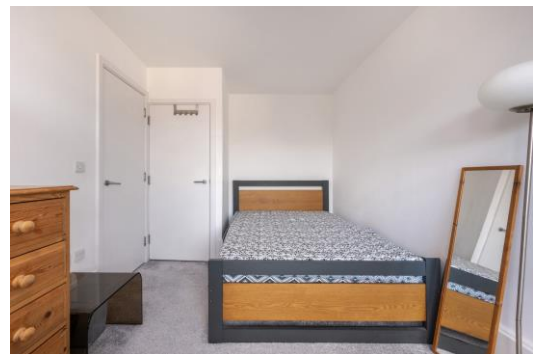
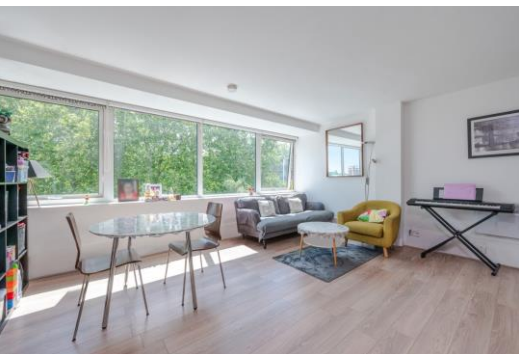
Aragon Tower

George Beard Road, SE8

Asking Price £350,000

Stunning Two-Bedroom Duplex with River Views in Aragon Tower, SE8.

CHESTERTONS



Aragon Tower

George Beard Road, SE8

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



Chestertons is proud to present this beautiful two-bedroom duplex apartment in the sought-after Aragon Tower, SE8. Located on the second floor, this modern home offers an open-concept living space, featuring a fully integrated kitchen, a stylish bathroom, and two spacious double bedrooms with built-in storage and one boasting a private balcony.

The property is further enhanced by the convenience of a 24-hour concierge service. Ideally positioned, this apartment is just a short walk from the Thames Clipper service, providing a swift 4-minute journey to Canary Wharf and 12 minutes to Tower Millennium Pier. The nearby Surrey Quays Overground Station connects to Canada Water (Jubilee Line), Shadwell (DLR), and Whitechapel (Elizabeth Line), offering excellent transport links. Local cafes, delis, and shops are just a stone's throw away, making this apartment the perfect balance of riverside tranquility and vibrant city living. Whether for personal use or as a rental opportunity, this is a rare find in one of South East London's most desirable locations.

Tenure: Leasehold 178 years 2 months
Service Charge: £4200 (Includes Water)
Ground Rent: £350 pa
Local Authority: London Borough Of Lewisham
Council Tax Band: C

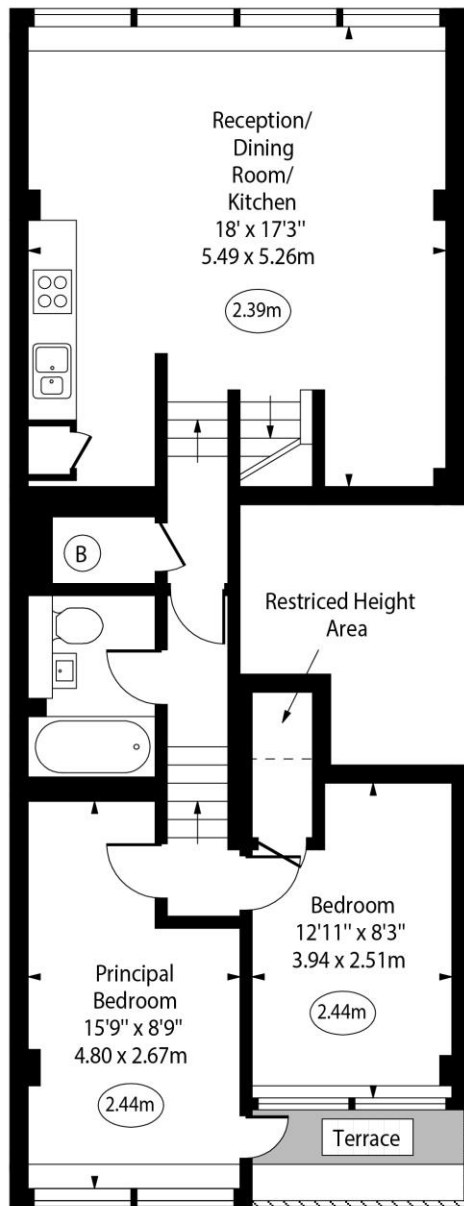
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	76	81
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Surrey Quays Sales

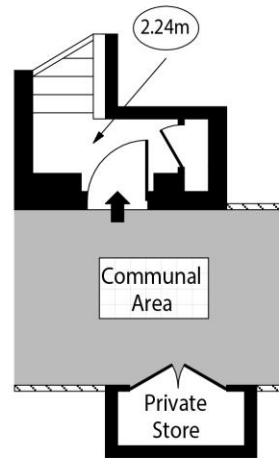
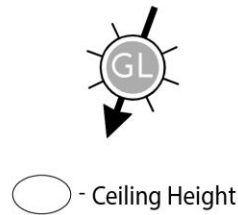
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 London
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chestertons.co.uk

Aragon Tower,
George Beard Road, SE8



First Floor



First Floor
Half Landing

Approx Gross Internal Area

718 Sq Ft - 66.70 Sq M

Approx. Floor Area Including Restricted Heights
(Excluding Private Store)

725 Sq Ft - 67.35 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 024500M