



**Aragon Court Hotspur Street, London SE11**

**welcome to**

## **Aragon Court Hotspur Street, London**

We are delighted to introduce this simply stunning two double bedroom fifth floor modern built apartment to the market, benefitting from direct access to a good size private balcony with fantastic views. The property has been cleverly reconfigured to create a huge beautiful open plan living arrangement and enjoys an abundance of natural light through its floor to ceiling windows. The property also benefits from a concierge service and a secure underground parking space; a rear rarity in this area. Both bedrooms are genuine doubles of similar proportions making the property ideal for sharers or siblings as well as a young professional couple. The property is located just 0.4 miles from Kennington Tube station (Northern Line) and is conveniently positioned for access to local shops and major bus routes in to the city. The iconic Imperial War Museum can be found within just 0.3 miles and the green open spaces of Kennington Park are only 0.4 miles away.

Accommodation comprises two genuine double bedrooms, stylish bathroom and open plan kitchen/reception space opening on to the balcony.

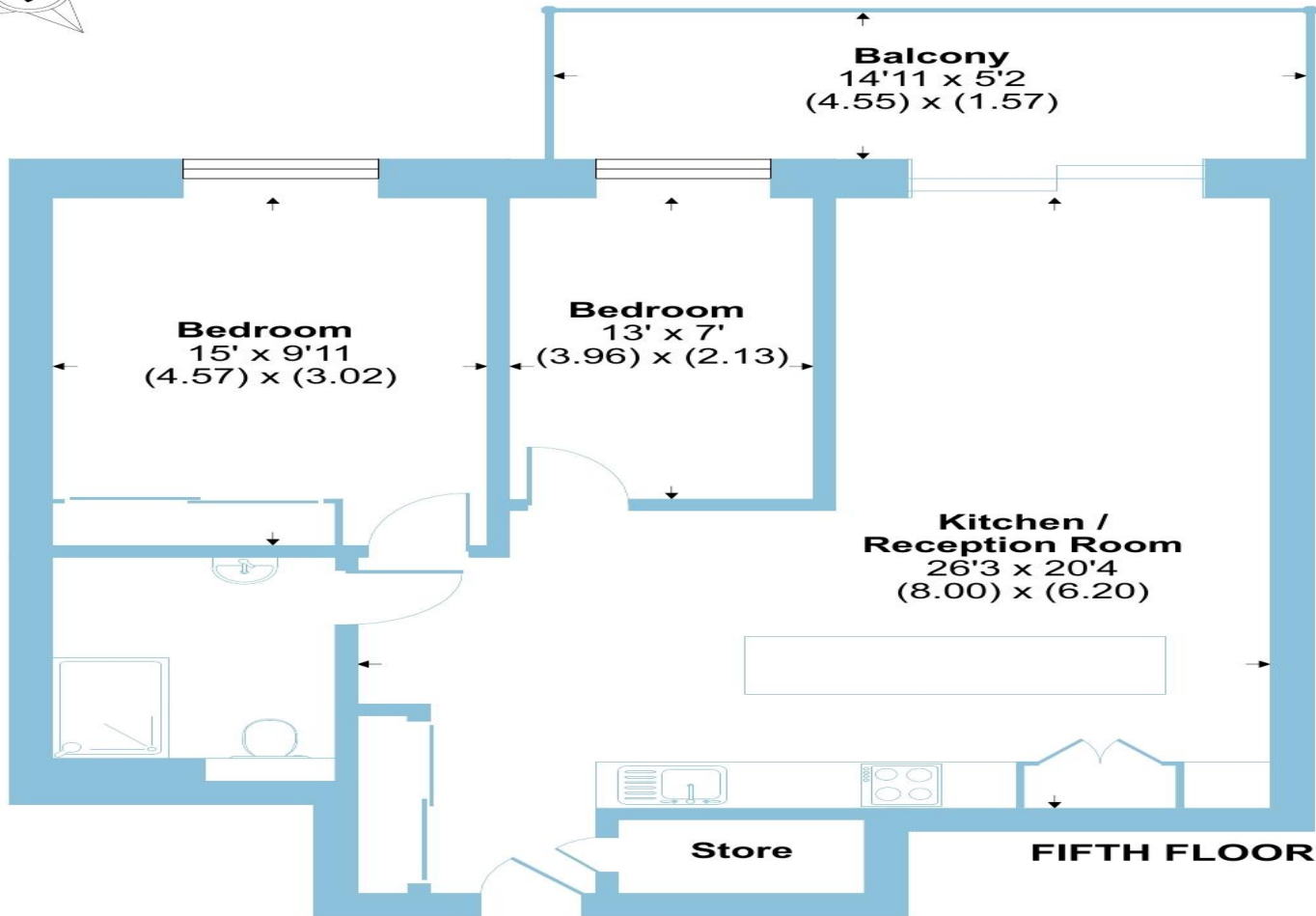
View now to avoid disappointment!



# Hotspur Street, London, SE11

Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Barnard Marcus. REF: 1196737



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## Aragon Court Hotspur Street, London

- Two Double Bedrooms
- Fifth Floor
- Large Private Balcony
- Underground Parking Space
- Concierge Service

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 155 years from 28 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £600,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110622](https://barnardmarcus.co.uk/Property/KGT110622)



Property Ref:  
KGT110622 - 0005

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**020 7735 0922**



[Kennington@barnardmarcus.co.uk](mailto:Kennington@barnardmarcus.co.uk)



315 Kennington Road, Kennington, LONDON,  
SE11 4QE



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**