



**Aragon Court Hotspur Street, London SE11**



***welcome to***

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

We are delighted to introduce this superbly appointed one double bedroom ground floor modern built apartment to the market, benefitting from direct access to a larger than average private terrace. The property is situated in an enviable central location and enjoys an abundance of natural light through its floor to ceiling windows. The property also benefits from concierge service; a real rarity in this area.

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 into 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 a wonderful roomy entrance hall, one genuine double bedroom, bathroom and open plan kitchen/reception space opening on to the terrace.

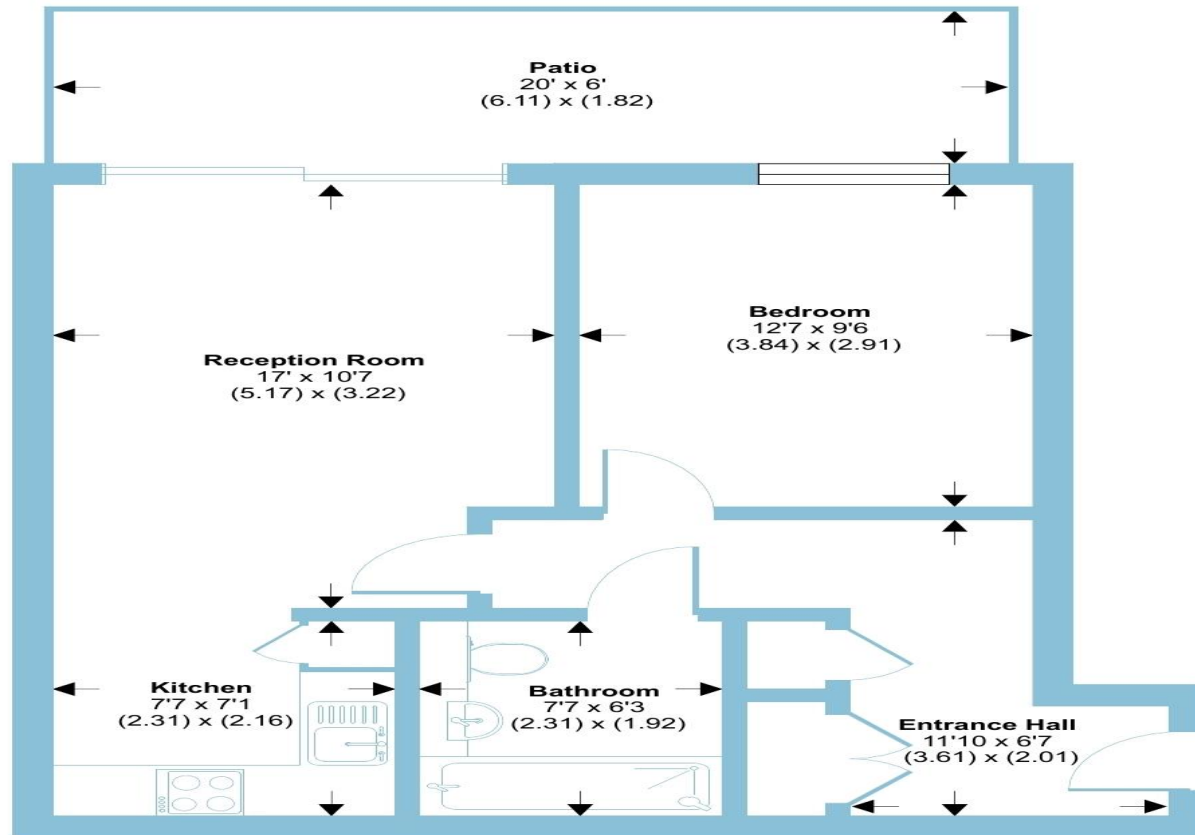
View now to avoid disappointment!



# Hotspur Street, London, SE11

Approximate Area = 521 sq ft / 48.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1358312

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## Aragon Court Hotspur Street, London

- One Double Bedroom
- Ground Floor
- Concierge Service
- Large Private Terrace
- Sought After Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3000.00

Ground Rent: 480.00

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.

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110948](https://barnardmarcus.co.uk/Property/KGT110948)



Property Ref:  
KGT110948 - 0003

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