



**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.

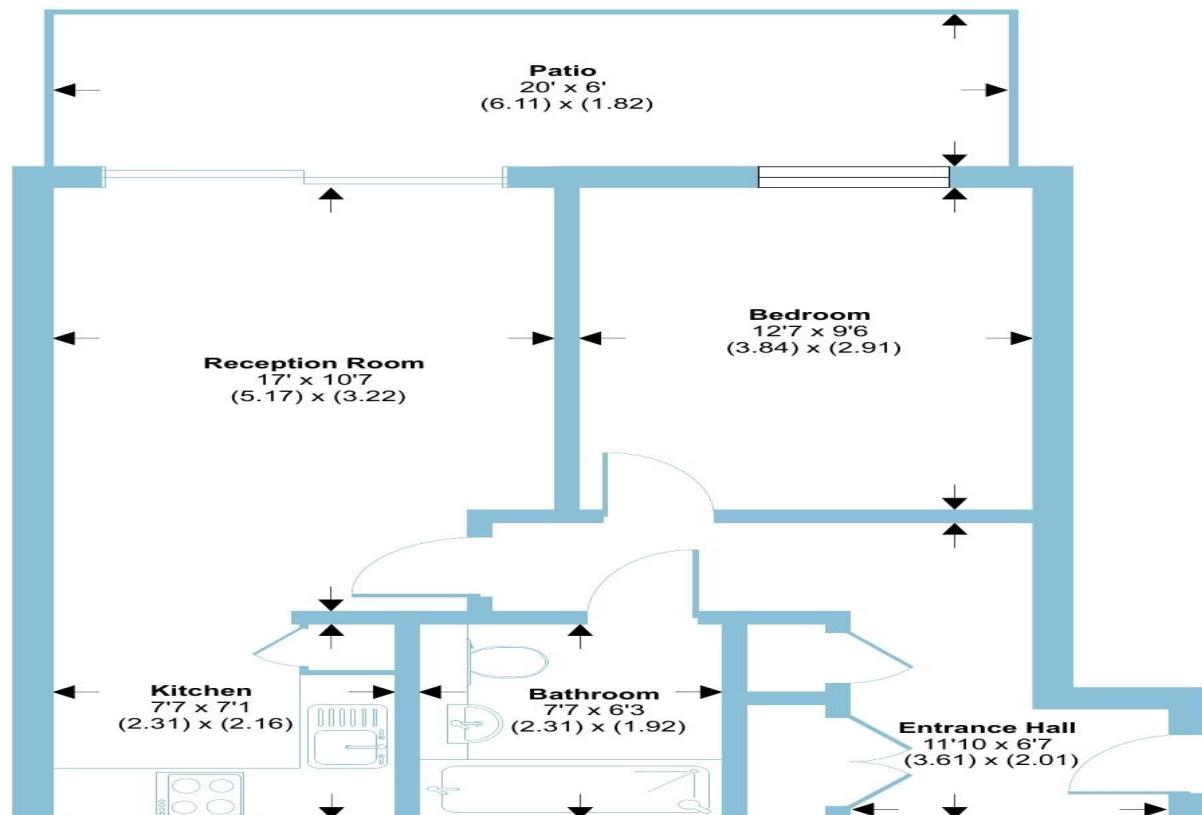
View now to avoid disappointment!



# 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). © nichecom 2025.  
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

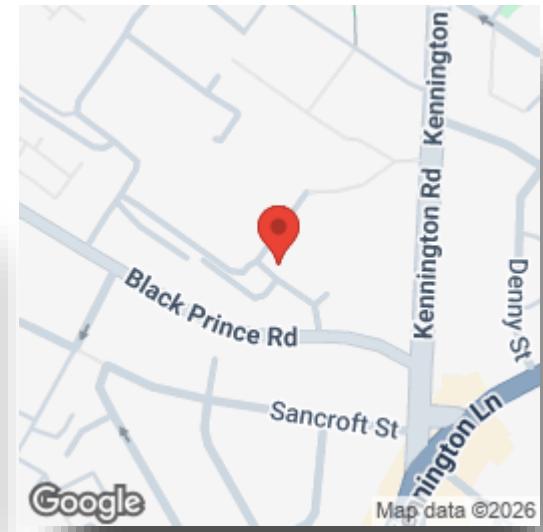
Council Tax Band: D Service Charge: 3000.00

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.

guide price

**£375,000**



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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

KGT110948 - 0007



**020 7735 0922**



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