



**Alex & Matteo**  
ESTATE AGENTS



## George Beard Road, Deptford, SE8 3AL

A modern and spacious two bedroom, high-rise apartment enjoying stunning views; located a walk away from Canada Water (Jubilee line) Surrey Quays (Windrush line) station and Greenland Surrey Quays Pier (Uber Boat by Thames Clipper).

The apartment boasts a generous open-plan kitchen and reception room with space to dine, two spacious double bedrooms both complete with built-in storage, and a modern family bathroom. Additional private storage can be found in the hallway. The property benefits from a 24 hour concierge and allocated parking. The property is surrounded by many local amenities such as a fitness centre, cafes, local delis, restaurants, supermarket, and the greenery of Deptford Park. The apartment is also conveniently located near the Canada Water Masterplan area.

Years on Lease - 177

Annual Service Charge - £5,494.40, including water (approx. 25% of service charge is allocated for reserve fund)

Annual Ground Rent - £350

Council Tax Band - C

Council tax, property size and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Spacious Two Bedroom Modern Apartment
- Stunning Views of London Skyline
- Modern Kitchen
- Immaculately Presented
- Building Renovation Completed in 2025, Including Brand-New Lifts
- Valid EWS1 Certificate in Place
- 24 Hour Concierge
- Secure Bike Storage
- Allocated Parking Space, right in front of the main entrance.

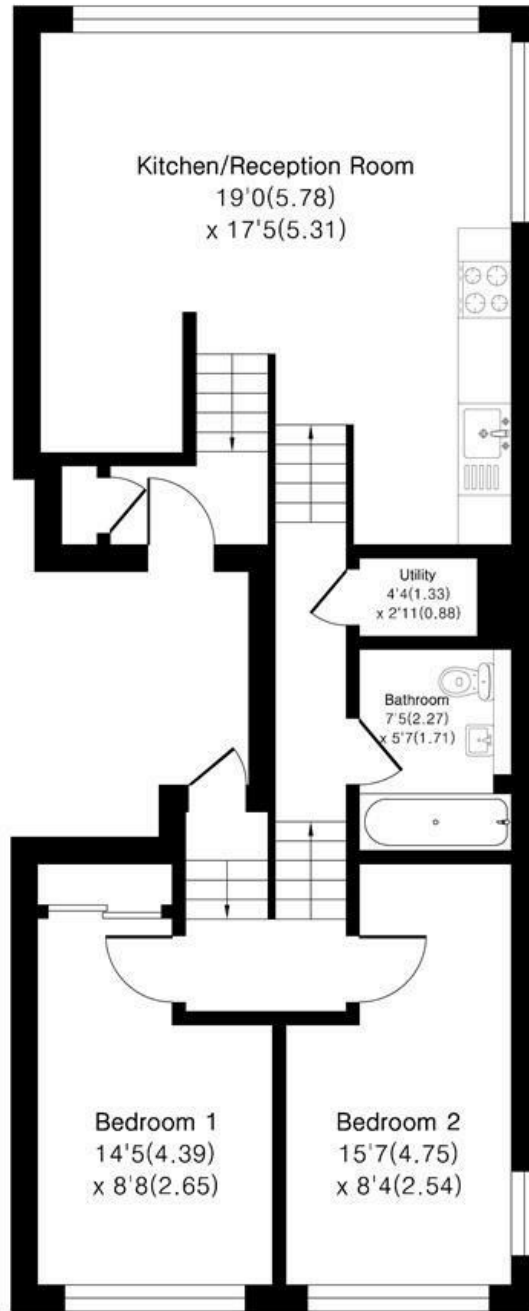
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**Asking price £350,000**

# Aragon Tower, SE8

Approximate Area = 710 sq ft / 65.9 sq m

For identification only - Not To Scale



18th Floor



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2: Residential), Produced for Alex & Matteo Estate Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	