

Aragon Tower George Beard Road, London, SE8 3AJ

Offers over £260,000

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Modern Duplex Apartment with Stunning River Views | Chain Free | Concierge

A beautifully presented modern duplex apartment offering generous living space, spectacular direct river views, and the benefit of being sold chain free.

The apartment comprises two spacious double bedrooms, a stylish modern bathroom suite, and an exceptionally large open-plan lounge, dining, and kitchen area, ideal for both relaxing and entertaining. Windows in all principle rooms frame breath-taking views, creating a bright and tranquil atmosphere throughout.

Residents benefit from a concierge service and immediate availability, making this an ideal purchase for both owner-occupiers and investors alike.

Perfectly positioned close to several historic landmarks including the famous Queen's Stairs on Foreshore, the property is also just a short walk from Greenland Surrey Quays Pier, offering fast and convenient Thames Clipper services into the City and Central London.

The local area offers an excellent selection of gyms, coffee shops, riverside pubs, restaurants, supermarkets, and green open spaces. Transport links are superb, with Canada Water Station and Surrey Quays Station both within approximately one mile, providing quick access to Canary Wharf, The City, and beyond via the Jubilee Line, Overground, DLR connections, bus routes, and river services. Photos have been digitally dressed.

Early viewing is highly recommended to fully appreciate the space, views, and lifestyle this exceptional riverside apartment has to offer.

Leasehold: 177 Years remaining approximately
Ground rent amount: Approx. £350pa
Review period: Ask agent
Service charge amount: Approx. £5,163.pa
Review period: Ask Agent
Council tax band: C - Tower Hamlets

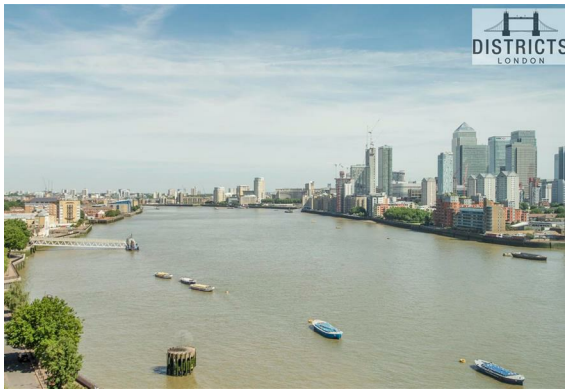
Electricity supply – Mains | Heating & Hot Water – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert. available

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit the council













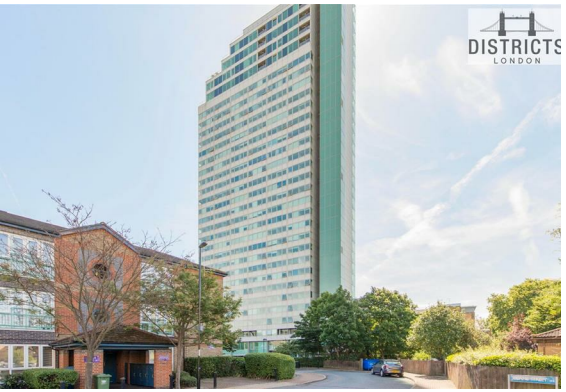

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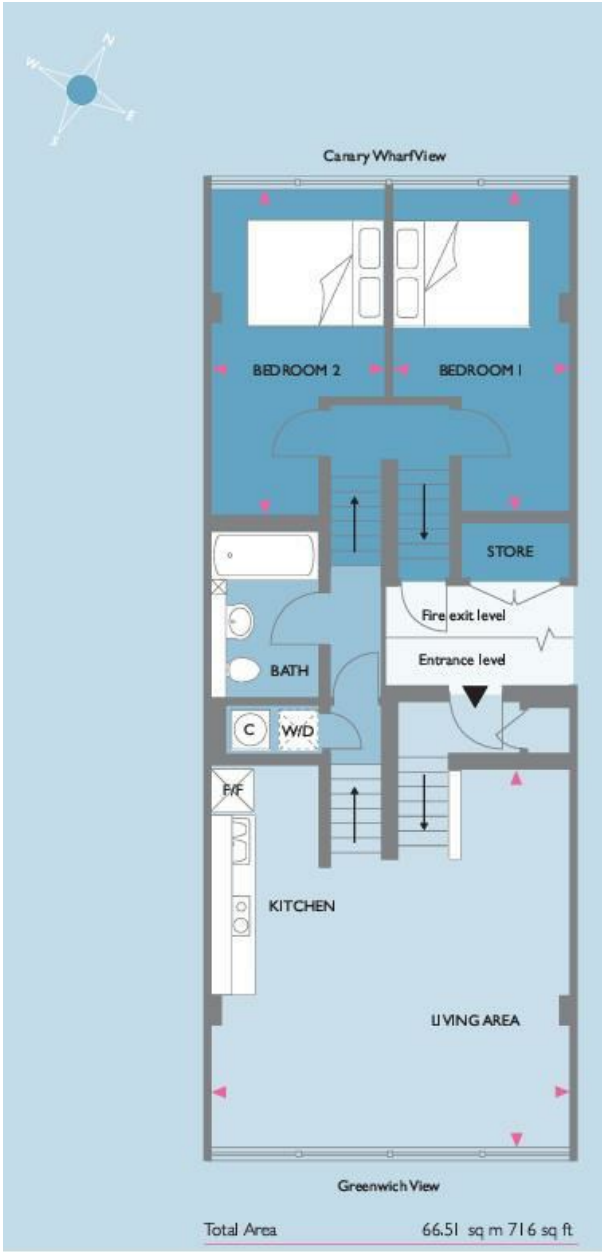

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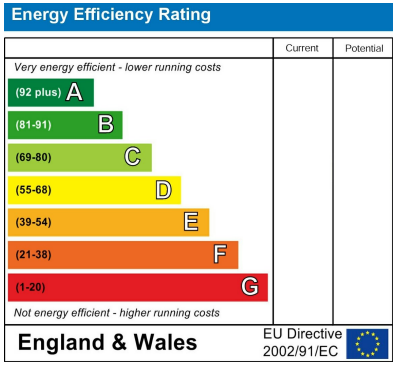

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