



Alex & Matteo
ESTATE AGENTS



George Beard Road, Deptford, SE8 3AL

Guide Price £300,000 to £325,000. Chain Free. 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.

Building Renovation Completed in 2025, Including Brand-New Lifts. Paid For.

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.

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

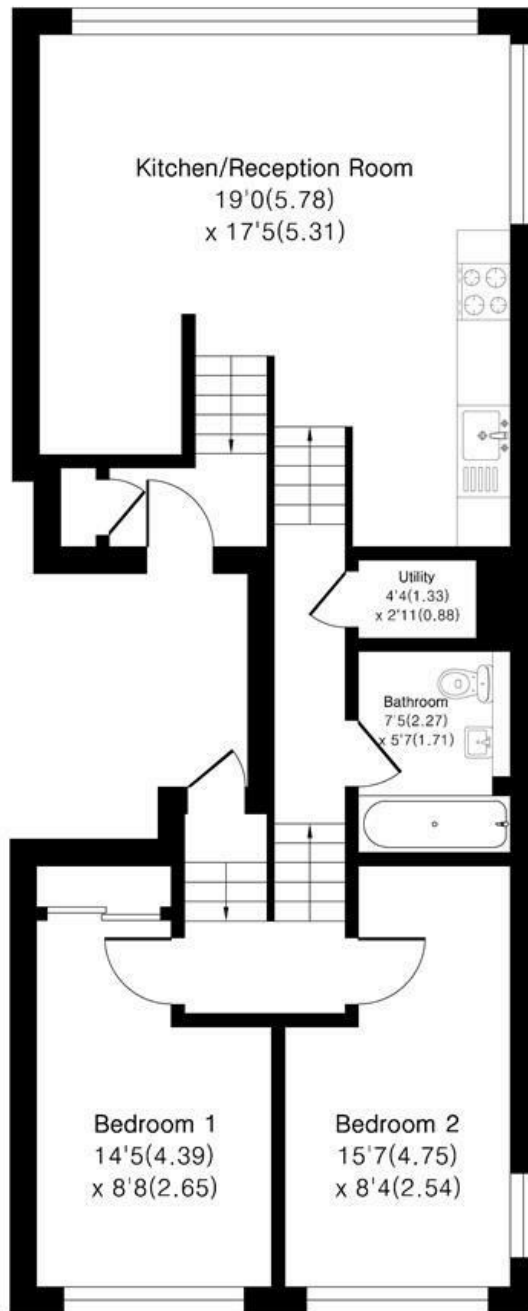
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Guide price £300,000

Aragon Tower, SE8

Approximate Area = 710 sq ft / 65.9 sq m

For identification only - Not To Scale



18th Floor

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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) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		