



Aragon Court, Hotspur Street, London SE11 6BX

welcome to

Aragon Court, Hotspur Street, London

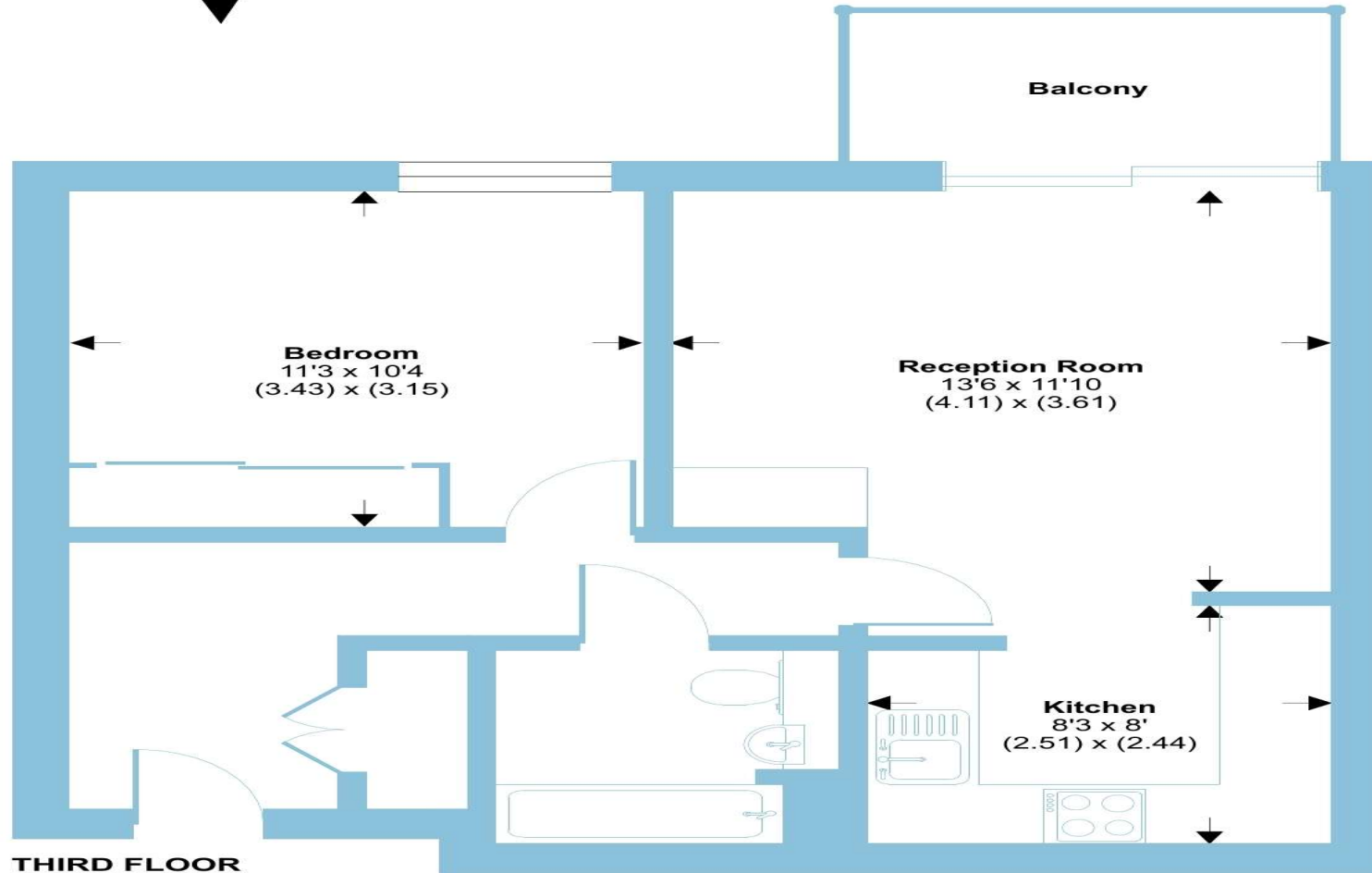
Situated in an enviable central location, is this superbly appointed one double bedroom third floor modern built apartment, with direct access to a good size private balcony giving fantastic views. The property also benefits from secure underground parking and concierge service.



Hotspur Street, London, SE11

Approximate Area = 489 sq ft / 45.4 sq m

For identification only - Not to scale



THIRD FLOOR

We are delighted to introduce this superbly appointed one double bedroom third floor modern built apartment to the market, benefitting from direct access to a good size south facing private balcony with fantastic views. 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 a secure underground parking space along with 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 balcony.

View now to avoid disappointment!

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Barnard Marcus. REF: 937798



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- One Double Bedroom
- Third Floor
- Underground Parking Space
- Private Balcony
- Concierge Service

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111260



Property Ref:
KGT111260 - 0005

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.

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