



George Beard Road

London, SE8

Asking Price £325,000

A stunning two bedroom duplex apartment on the 12th floor of the sought after Aragon Tower, SE8. This modern home features two spacious double bedrooms with built in wardrobes, a contemporary bathroom, integrated kitchen and open plan living area.

CHESTERTONS



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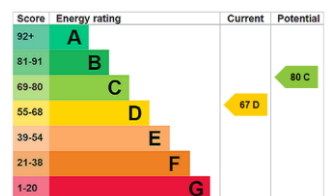
- Stunning two bedroom duplex twelfth floor
- Sought after Aragon Tower SE8 location
- Bright open plan living dining area
- Fully integrated kitchen ideal modern living
- Two spacious double bedrooms built wardrobes
- Private balcony accessed from principal bedroom
- Twenty four hour concierge service residents
- Excellent transport links Thames Clipper Overground



Chestertons is proud to present this beautifully presented two bedroom duplex apartment, located on the 12th floor of the highly desirable Aragon Tower, SE8. This stylish home offers a bright open plan living and dining area, complemented by a fully integrated kitchen, ideal for modern living. Both double bedrooms are well proportioned and feature built in wardrobes, with one further benefiting from access to a private balcony. A contemporary bathroom and high quality finish throughout complete the accommodation, offering a turnkey opportunity for buyers seeking a well maintained home.

Residents benefit from a 24 hour concierge service and a well maintained riverside development. Transport links are excellent, with the Thames Clipper within close proximity and Surrey Quays Overground Station nearby, providing convenient connections across London, including the Jubilee Line, DLR and Elizabeth Line. Situated in a thriving riverside neighbourhood, the property is surrounded by a variety of cafés, delis and local amenities. This apartment presents an excellent opportunity for both owner occupiers and investors, with Aragon Tower remaining highly regarded for its distinctive architecture, elevated views and strong demand from both buyers and tenants.

Tenure: Leasehold 177 years 4 months
Service Charge: £4750
Ground Rent: £300
Local Authority: London Borough Of Lewisham
Council Tax Band: C



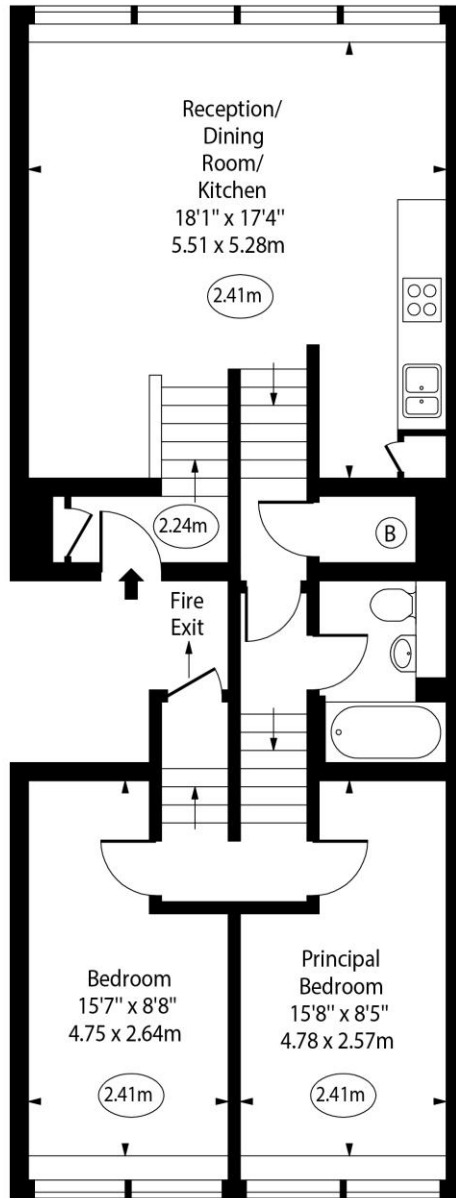
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Aragon Tower,
George Beard Road, SE8

○ - Ceiling Height



Twelfth Floor

Approx Gross Internal Area 722 Sq Ft - 67.07 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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