



# Aragon Tower, George Beard Road, Rotherhithe, SE8

Asking Price: £425,000



# Aragon Tower, George Beard Road, Rotherhithe, SE8

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

An immaculate two bedroom apartment set within the riverside development of Aragon Tower. Situated on the 25th floor and spanning approximately 633 square feet, this modern apartment benefits from uninterrupted river views from all of the principal rooms and the private balcony.

As you enter this apartment you are welcomed by impressive light and gorgeous south facing views of the River Thames. The flat offers an open-plan space of a fully fitted kitchen and lounge area with full width windows. The fully fitted kitchen is new, offering integrated appliances, the living room offers space for a dining area along with an entertainment area.

Located within a mile of Canada Water station and Surrey Quays station, Aragon Tower offers an easy commute to Canary Wharf and The City. Thames Clipper river boat is close by, providing services to Central London and Greenwich. South Dock Marina and the Thames Clipper ferry port are also both within walking distance.





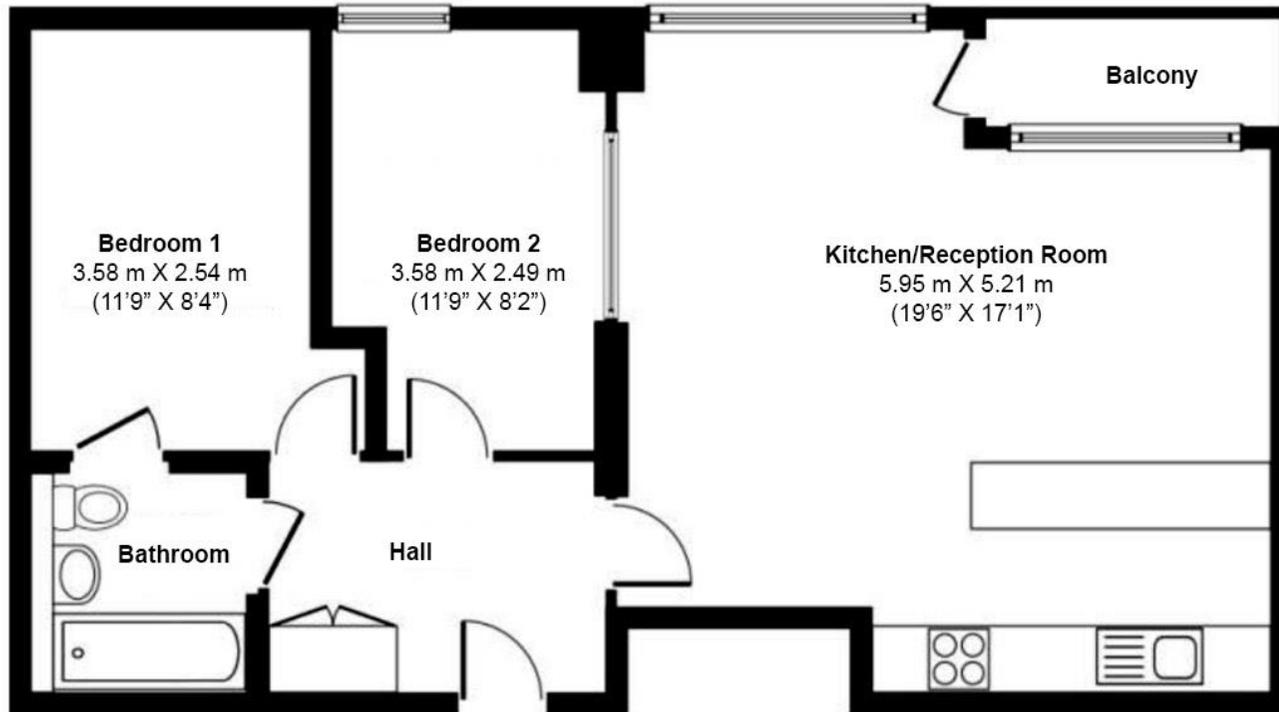
## Property Features:

- Chain Free
- Two Bedroom
- One Bathroom
- 25th floor
- 633 square feet (approx.)
- Spacious Open-Plan Living Area
- Kitchen with Built-in Appliances
- Private Balcony with Direct River View
- Residents' Concierge
- Secure Parking
- Canada Water Underground Station



## 25th Floor

**Total Gross Internal Area**  
58.54 Sq/m - 633 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£425,000
Tenure:	Leasehold Expires 30/09/2203 Approximately 179 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2024
Service Charge:	£4,711.00 (per annum) for the year 2024
Anticipated Rent:	£2,300.00 pcm Approx. 6.5 % Yield

## Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: KEN240084

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