

## Aragon Court, Hotspur Street, London, SE11

£575,000 Leasehold

A wonderfully presented two-bedroom, two-bathroom flat, located on the seventh floor of this well-maintained new build nestled in the heart of Kennington. Benefitting from, a day concierge and access to communal gardens. This is one of Kennington's most sought-after developments.

## LOCATION

You will find Aragon Court just off Kennington Road, on Black Prince Road. All local amenities that Kennington has to offer are on your doorstep, such as supermarkets, pubs, shops, cafes and restaurants.

## DESCRIPTION

Entering the property, the family bathroom is to your right. Finished nicely and housing a bath with overhead shower, sink with mirror above and a W.C.

You will find a large storage cupboard in the hallway with room for a washing machine.

The generously sized master bedroom is suitable for a large double bed, with further room has large built in mirrored wardrobe. The ensuite is again finished well, with a matching theme to the family bathroom. You will find a walk-in shower, sink with mirror above and a W.C.

Adjacent is the secondary bedroom. Another well sized room, with space for a large double and it also has large built in mirrored wardrobe. Both bedrooms are bright with large windows providing views of the city skyline and the communal gardens below.

The open plan kitchen/ reception is a lovely area to relax or entertain guests. The near floor to ceiling windows brings natural light all the way from front to back illuminating the space and providing those same views. The reception space can easily accommodate a two- or three-seater sofa and a dining table.

The kitchen provides an abundance of cupboard space and good workspace. You will find an Oven, electric hob with extractor, fridge/ freezer and built in dishwasher.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - currently £3,924 per annum

Ground Rent - £297.50 (6 monthly)

Council Tax Band - E

## UTILITIES

Electricity – mains connected

Gas – No gas

Water – mains connected with meter

Heating – Electric central heating

Sewerage – mains connected

Broadband – Fibre

## LOCAL AUTHORITY

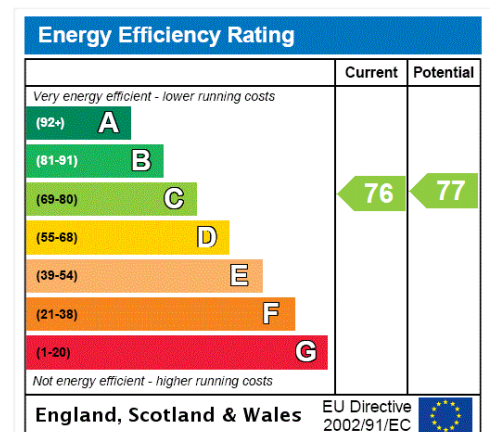
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## TENURE

Leasehold - 155 years from 28 March 2008

## DIRECTIONS

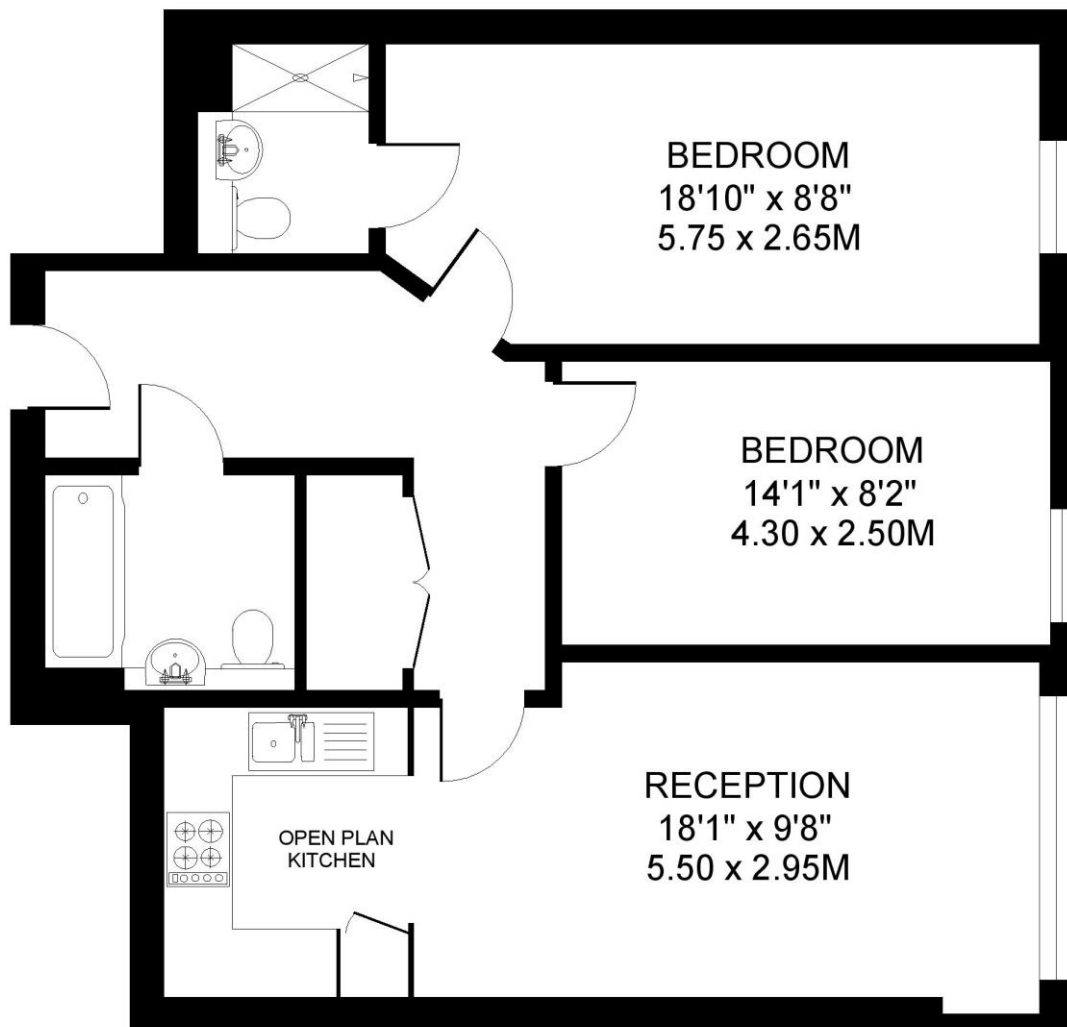
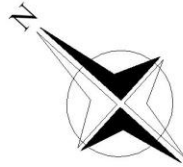
Kennington Underground Station (Northern Line) is approximately 600 meters away. Vauxhall BR/ Underground (Victoria Line and Overground – South Western Main Line) is approximately 0.6 miles away. The area is also well served by frequent bus services into the city.





ARAGON COURT SE11  
2 BEDROOM FLAT

Approximate gross floor area  
734 SQ.FT / 68.2 SQ.M.



SEVENTH FLOOR

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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