



Aragon Court, Hotspur Street, Kennington, SE11

£649,950 Leasehold

Winkworth are pleased to present to the market a beautifully presented two bedroom property, in a well maintained new build and located in the heart of Kennington. This apartment has been recently refurbished to an excellent standard and benefits from secure private parking. EPC Rating B.

LOCATION

Aragon Court is situated on Black Prince Road just off Kennington Road. The apartment itself is on the fifth floor of the development. There is a broad selection of amenities in the local area to include local supermarkets, pubs, restaurants and cafes.

DESCRIPTION

Within the apartment there is a large open plan kitchen and reception room, which is cleverly separated with a large kitchen island that doubles as a breakfast bar over, which three decorative lights hang.

The kitchen comes complete with an electric hob with an extractor above and electric oven below and a dishwasher. There is also space for a full size fridge and freezer. This space is perfect for entertaining as you can socialise with your guests easily.

The reception room is bright and has brilliant views of the London Eye, which can be seen from the balcony. There is also ample space for a large 'L' shaped sofa along with a coffee table and armchair. An exposed brick wall runs along an entire side of the apartment, creating a loft style feel within the property, which has been decorated with style and panache.

The master bedroom is a generous size and it is carpeted with ample space for a king size double bed and inbuilt storage.

The second bedroom is slightly smaller than the master but is still of a good size and has space for a double bed and storage.

The bathroom is a contemporary tiled suite with a walk-in shower, sink with storage below, a large vanity mirror and a W.C. There is also plenty of storage for toiletries.

The whole apartment has a fantastically modern home lighting and music system, which can be changed at the touch of a button. Additionally, the apartment is fitted with a Nest Learning Thermostat and a Nest Protect Smoke and Carbon Monoxide Alarm.

The apartment has an abundance of storage throughout for household items not wanted on show such as a washing machine, ironing boards, vacuums and the like.

The property also benefits from a dedicated parking bay in the secure underground car park, with eligibility for residents' discount for the Congestion Charge.

LOCAL AUTHORITY

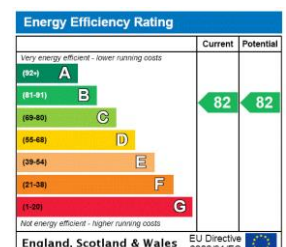
Lambeth Council, London
Council Tax Band E

TENURE

Leasehold - 155 years from 28 March 2008
Ground Rent: £595 per annum
Service Charge: Circa £4,000 per annum including porter.

DIRECTIONS

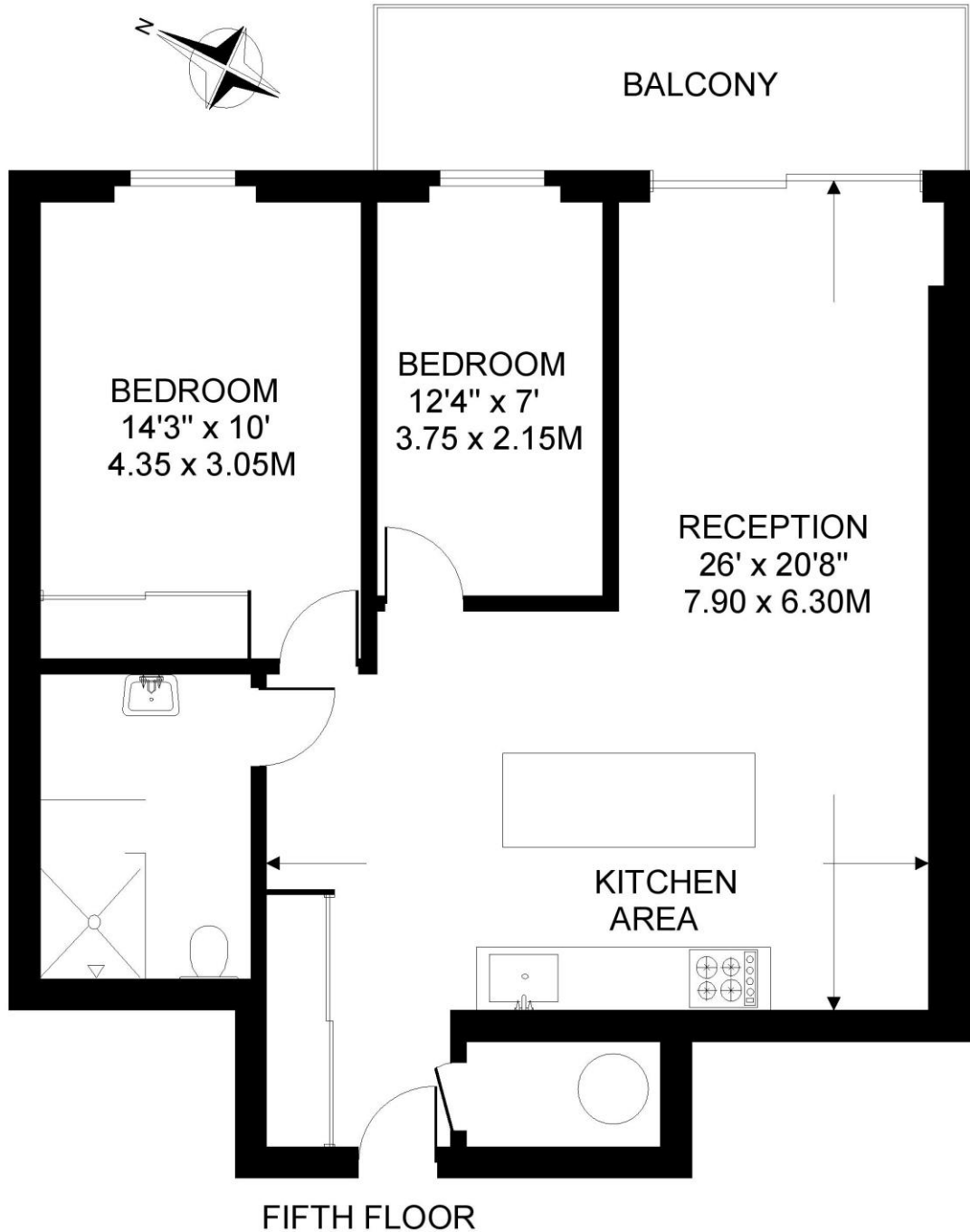
Kennington Station (Northern Line) is approximately 590 metres away (0.37 miles). Vauxhall Station (Victoria Line & National Rail) is approximately 980 metres away (0.61 miles). Lambeth North Station (Bakerloo Line) is approximately 1.09 km away (0.68 miles). The area is also well served by a frequent bus service into Central London and there are a number of Santander Cycle Docking Stations close by.





ARAGON COURT. SE11
2 BEDROOM FLAT

Approximate gross floor area
756 SQ.FT / 70.2SQ.M.



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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