



Aragon Court, 8 Hotspur Street, London, SE11

£425,000 Leasehold

A smart and stylish one bedroom flat with a charming private balcony. Situated in one of Kennington's most sought-after developments. This flat benefits from a day concierge. EPC rating B

Winkworth

LOCATION

You will find Aragon Court just off Kennington Road, on Black Prince Road. A vast array of amenities are all of your doorstep, such as supermarkets, pubs, shops, cafes and restaurants.

DESCRIPTION

As you step into the flat, you are welcomed by a spacious hallway, featuring a large storage cupboard for your convenience.

To your left, you'll find the generously sized bedroom, perfect for a large double bed. There's also ample room for additional freestanding storage. A large window brightens the space, while an A/C unit ensures comfort during the warmer months.

Opposite the bedroom, the bathroom offers a well-proportioned space finished to a high standard. It includes a walk in shower, a sink with built-in storage, and a W.C.

As you continue through the flat, you'll enter the open-plan kitchen and living area—a fantastic space for both relaxing and entertaining. The reception area is spacious enough to accommodate a sofa, dining table, and other furniture. Floor-to-ceiling sliding glass doors flood the room with natural light, creating a seamless connection to the balcony. This is the ideal spot to enjoy sunny days while taking in lovely views. Additionally, there is a second A/C unit to keep the space cool during the summer months.

At the rear, the well-appointed kitchen is designed to maximize both storage and workspace. It comes equipped with an electric oven, hob with extractor, fridge-freezer, and additional space for other appliances.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £3,083 per annum (including sinking fund)

Ground Rent - £495 per annum

Council Tax band - D

UTILITIES

Electricity – mains

Water – mains

Heating – gas central heating

Sewerage – mains

Broadband – ultrafast broadband

LOCAL AUTHORITY


Lambeth

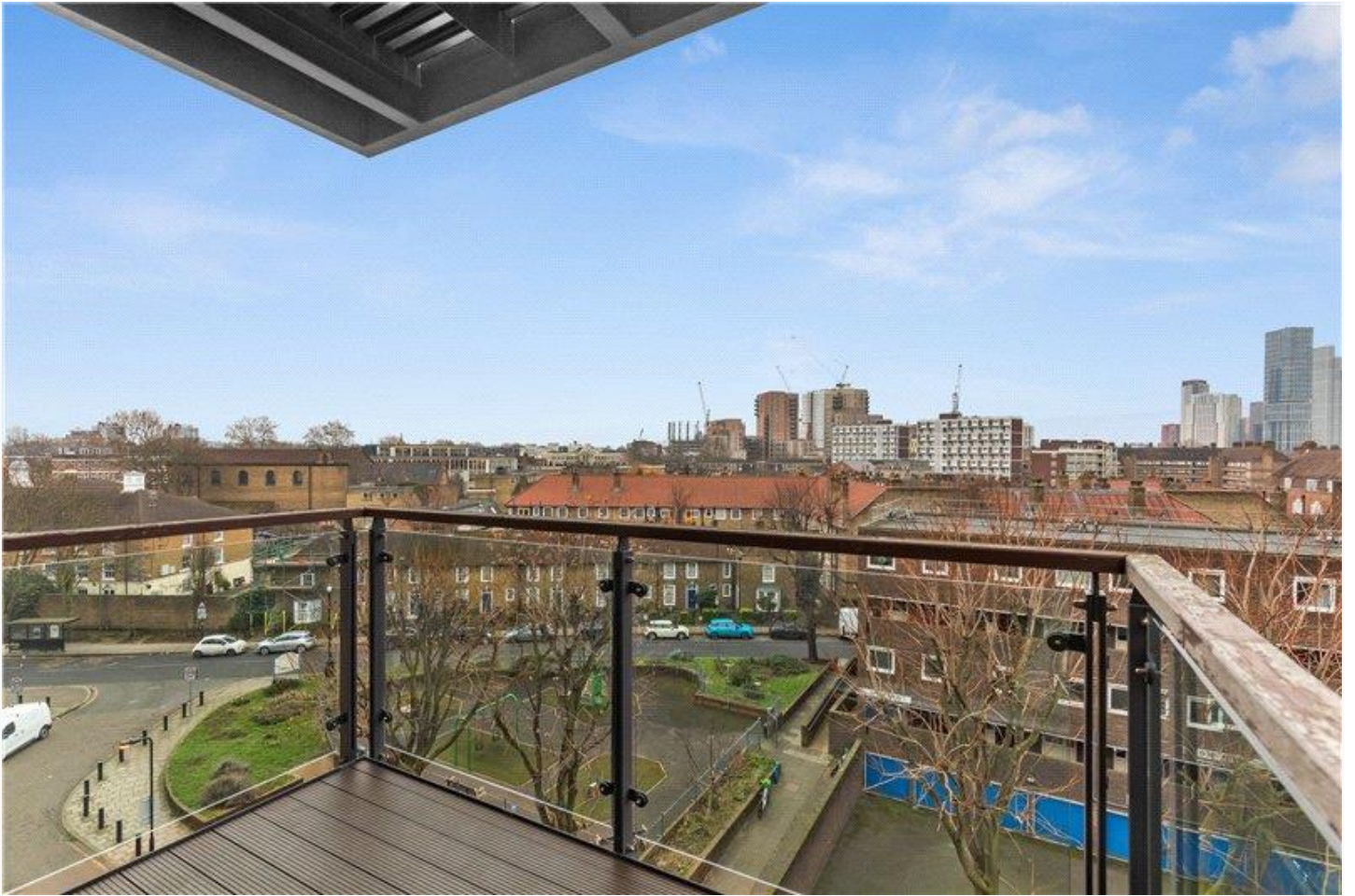
TENURE

Leasehold - 155 years from 28 March 2008

DIRECTIONS

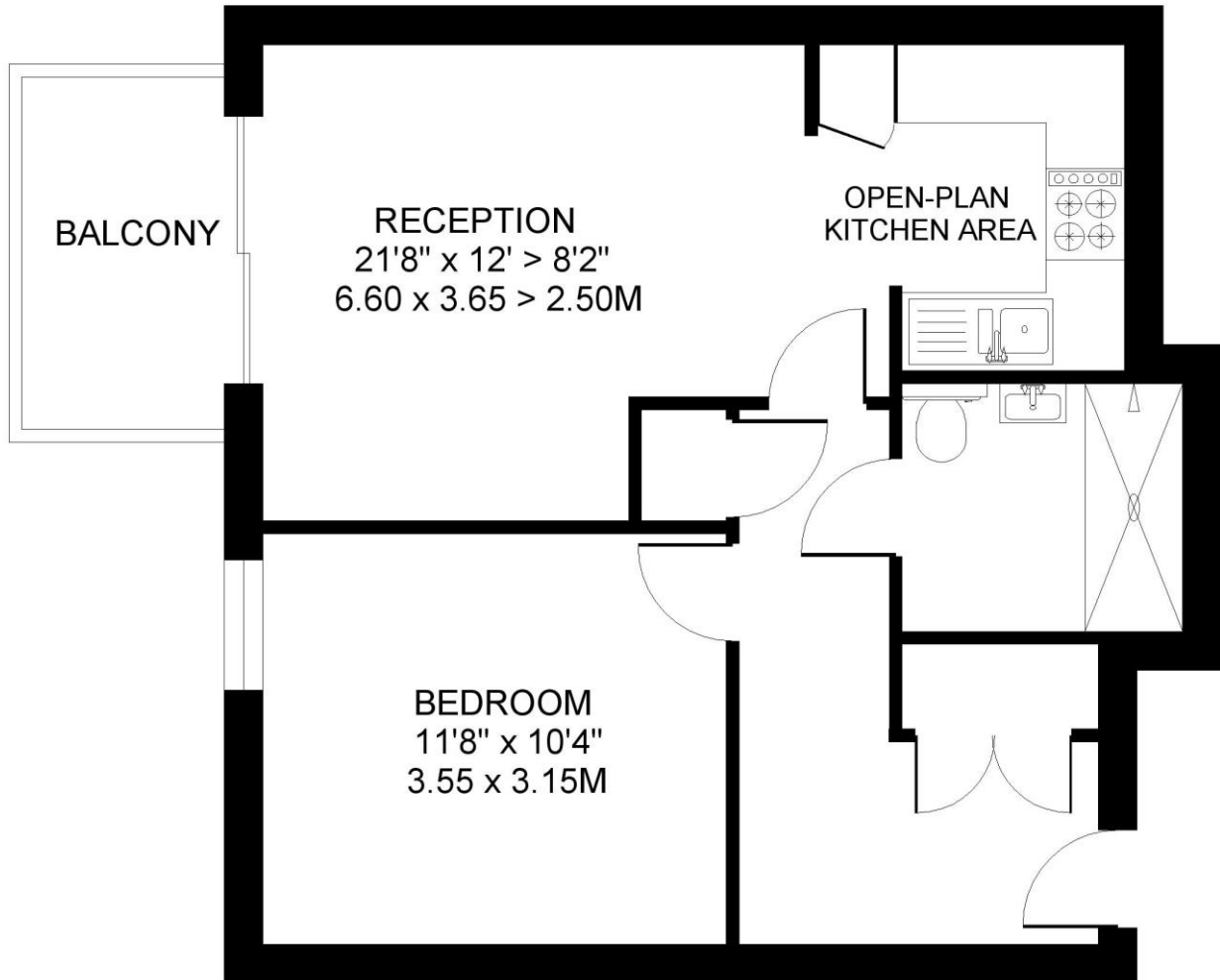
Kennington underground station (Northern Line) is approximately 600m away. Vauxhall underground and overground station (Victoria Line and National Rail) is approximately 0.6 miles away. The area is also well served by frequent bus services into the City.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARAGON COURT. SE11
1 BEDROOM FLAT

Approximate gross floor area
494 SQ.FT / 45.9 SQ.M.



FIFTH 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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