



## 1 Varcoe Road, London, SE16 3FS

Immaculately presented apartment in a contemporary Bermondsey development. The property boasts a naturally bright open plan living area featuring Juliet balconies enjoying Canary Wharf Skyline views, a fully equipped kitchen, a spacious double bedroom, and a stylish bathroom with walk-in shower. The property is cleverly designed to maximise the feeling of openness and comfort and to provide a functional and attractive first time home. On-site benefits includes a generous double height co-working space, communal recreation room and two communal roof terraces providing panoramic views across the city.

Leasehold: 121 years left  
Service charge: £1793.83  
Ground Rent: £350  
Council Tax Band C

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

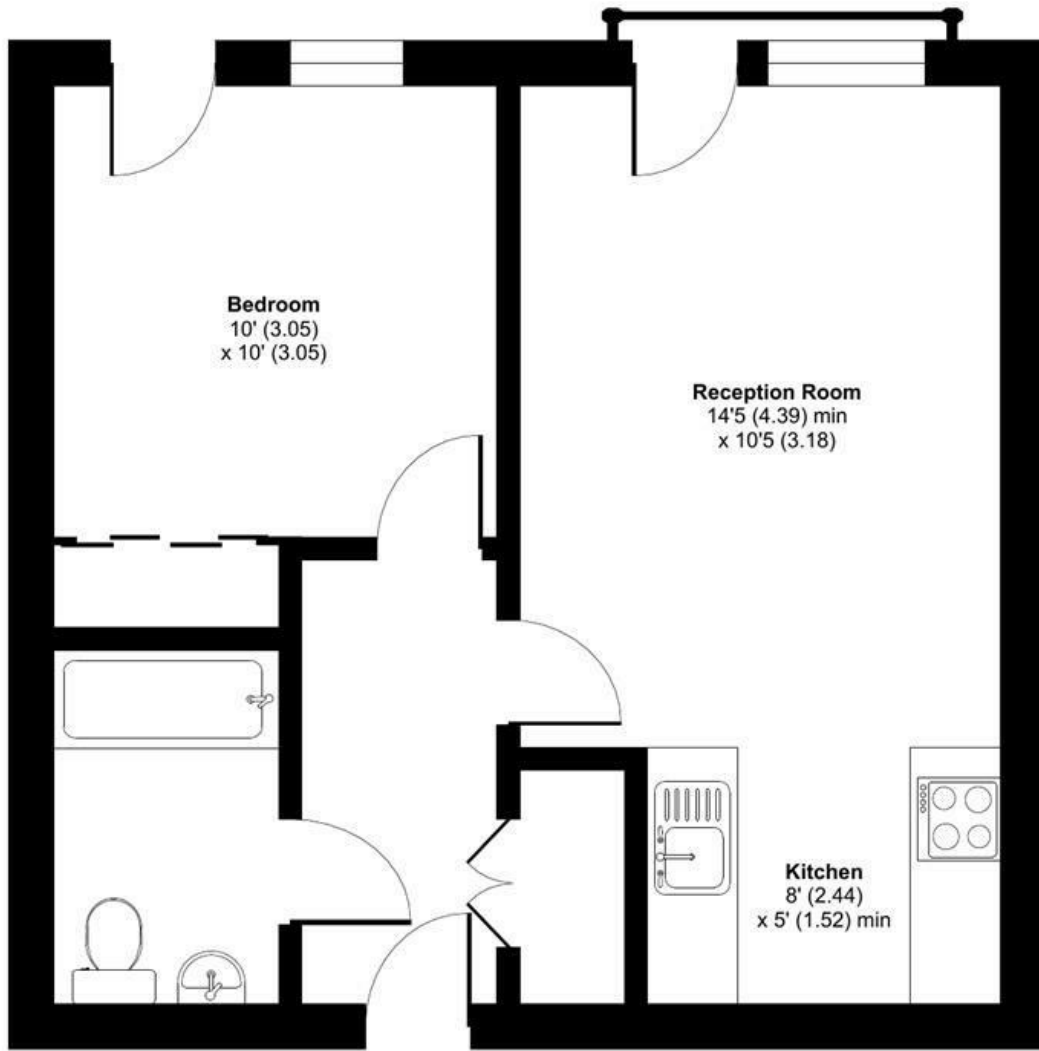
**£280,000**

**Alex & Matteo**  
ESTATE AGENTS

# Varcoe Road, London, SE16

Approximate Area = 427 sq ft / 39.6 sq m

For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1033143

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	