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## Varcoe Road, London, SE16 3FS

A unique apartment, ideal for some who is looking to get on the property ladder and to be involved with a like-minded community. The property has a bright open plan living area that features a Juliet balcony and a fully equipped kitchen with natural lighting. It also has a spacious double bedroom, and stylish bathroom that contains a walk-in shower. This development has brilliant on-site benefits; a double height co-working space and two communal roof terraces that provide beautiful views of the city. The apartment has been designed with spaciousness and comfort in mind. It is a sleek and functional home, ideal for first time buyers!

Service Charge: £1957.03  
Ground Rent: £350.00  
Years on the Lease: 112  
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.

When it comes to resale the property you will need to follow the following rules:  
Months 1-3: you will be in title to sell to buyers who live or work in Southwark, not own a property and earn below a certain amount.  
Months 4-6: live or work in London, not own a property and earn below a certain amount  
After 6 months: no restrictions

**£294,000**

- Contemporary Apartment
- Chain Free
- Immaculately Presented
- Stylish Walk-in Shower
- Free Access to Co-Working Space
- Communal Roof Terrace

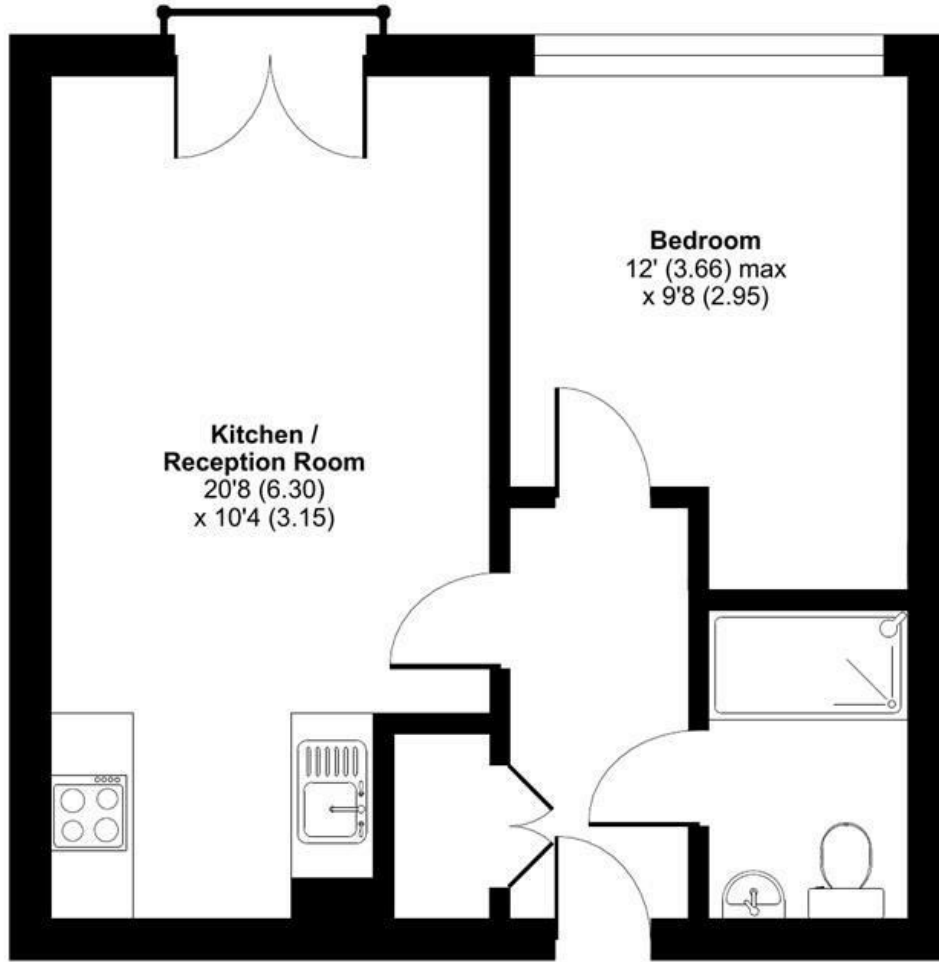
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Approximate Area = 427 sq ft / 39.6 sq m

For identification only - Not to scale



**FOURTH FLOOR**



Certified Property Measurer

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: 1076748

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(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	