



Varcoe Road, London, SE16 3FS

A contemporary and very well decorated throughout one bedroom apartment in ever so popular Bermondsey. The property features an airy and naturally bright south facing open plan living area complimented by a Juliet balcony, a contemporary kitchen with integrated dishwasher, a very well proportioned bedroom, and a stylish bathroom with walk-in shower. Onsite benefits includes two roof terraces enjoying stunning London views, double height co-working space plus Sun Room, and secure bike parking. Moments from their front doors, residents can enjoy a plethora of local amenities including independent cafes and breweries, plus shops and supermarkets within walking distance.

Leasehold
 Service Charge: £1957.00
 Ground Rent: £350.00
 Years on the Lease: 120
 Council Tax Band: C

The property can be purchased by any buyer who lives in London, earns less than £90k per annum, and does not own a property at the time of the purchase. From 31st July 2024, the property can be purchased by anyone without salaries and location restrictions.

- Chain Free
- Contemporary Development
- Stylish Kitchen with Integrated Dishwasher
- Cleverly Designed Walk-in Shower
- Co-Working Space
- Bike Storage

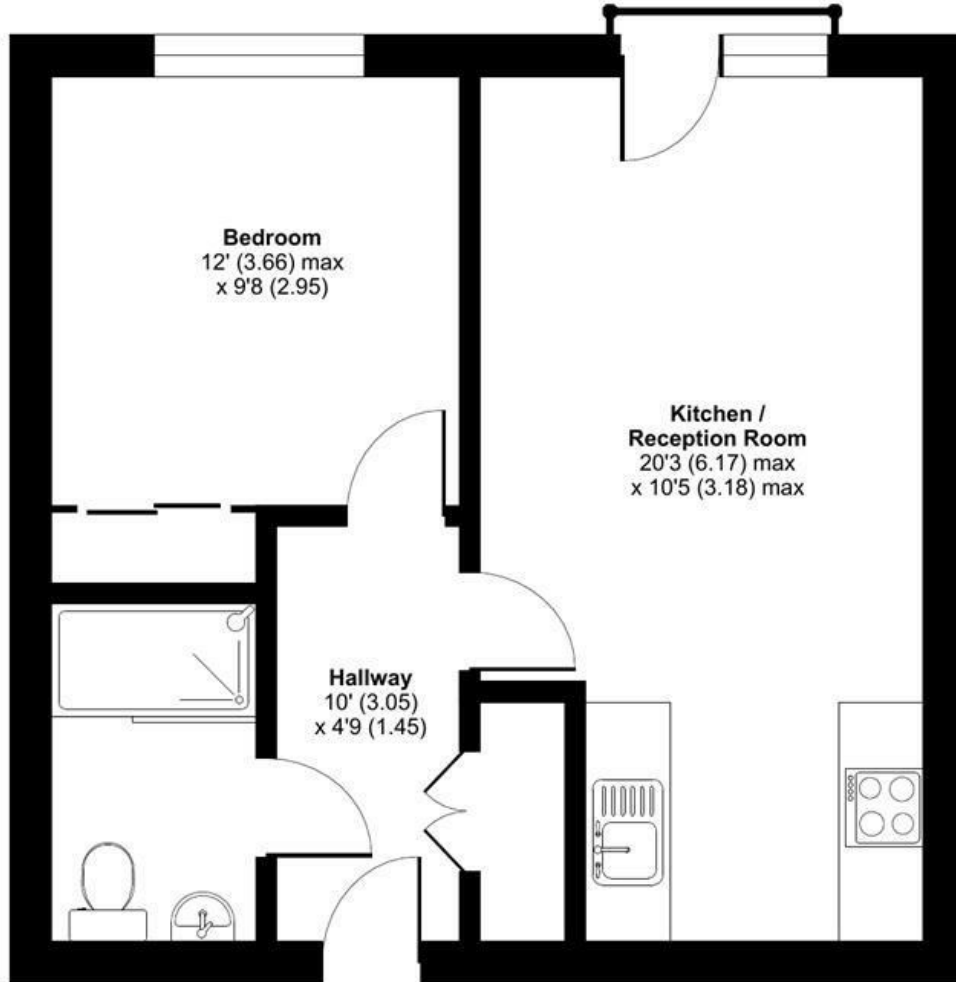
Alex & Matteo
 ESTATE AGENTS

£292,000

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Approximate Area = 423 sq ft / 39.3 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1078925

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	