



## Varcoe Road, London, SE16 3FS

Guide Price £280,000 to £290,000. 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

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

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

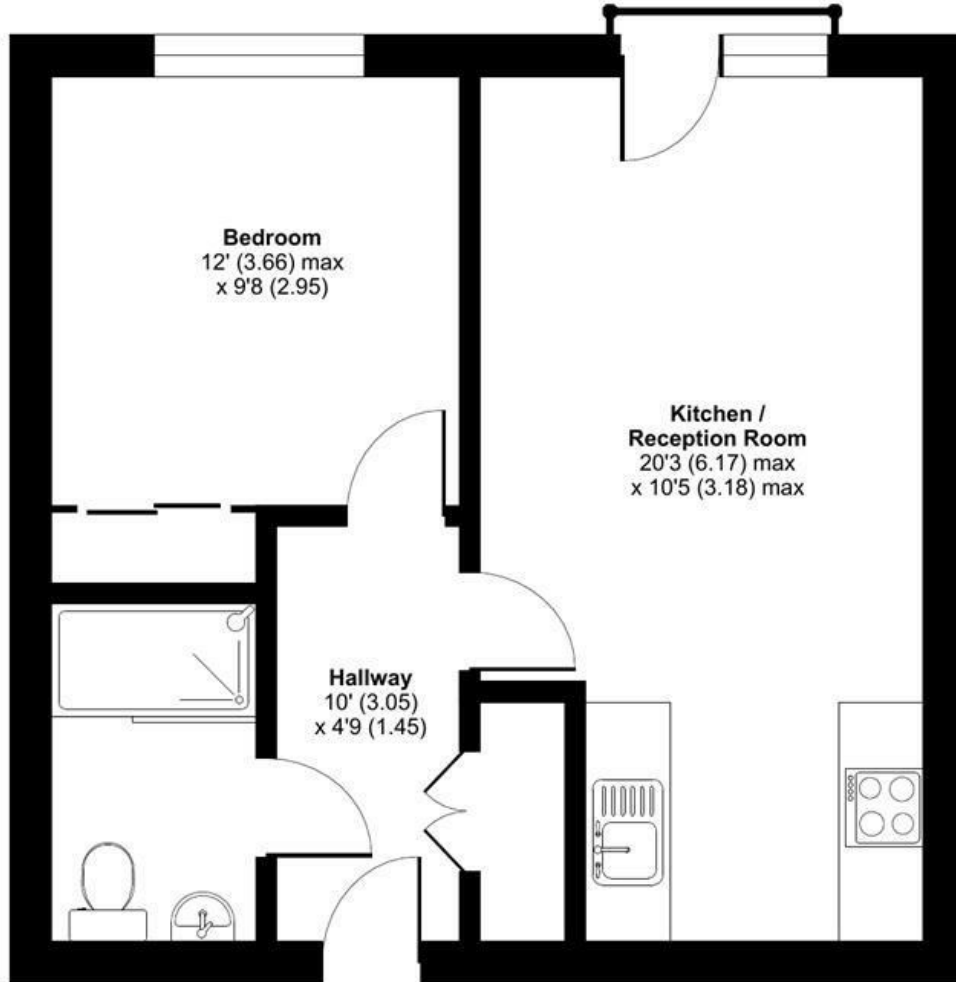
**Alex & Matteo**  
 ESTATE AGENTS

**Guide price £280,000**

# Varcoe Road, SE16

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) <b>A</b>			
(81-91) <b>B</b>		83	83
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	