



## 20 Varcoc Road, London, SE16 3AD

A very generous two bedroom duplex apartment in a sleek residential development in the heart of Bermondsey. Flooded with natural light throughout, the property boasts a spacious living room featuring double height ceilings and stunning floor to ceiling windows, a private balcony, a modern kitchen with plenty of space to dine, as well as a guest washroom downstairs. Upstairs are the two double bedrooms and the stylish family bathroom.

Additional storage can be found in both hallway cupboards.

On-site benefits include a private communal garden and secure underground car parking.

Located a short stroll from South Bermondsey Station and Southwark Park, along with popular cafés, brewery, and a plethora of grocery stores; this unique apartment is perfect for anyone looking for a generous and stylish property without sacrificing location.

- Leasehold
- Ground rent £250 per year
- Service charge £4500 per year
- 104 years on lease

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.

- Generous Duplex Apartment
- Guest Washroom Plus Family Bathroom
- Floor to Ceiling Windows
- Modern Development
- Secure Underground Car Parking Space
- Independent Cafes, Breweries Round the Corner
- Up and Coming Bermondsey Location

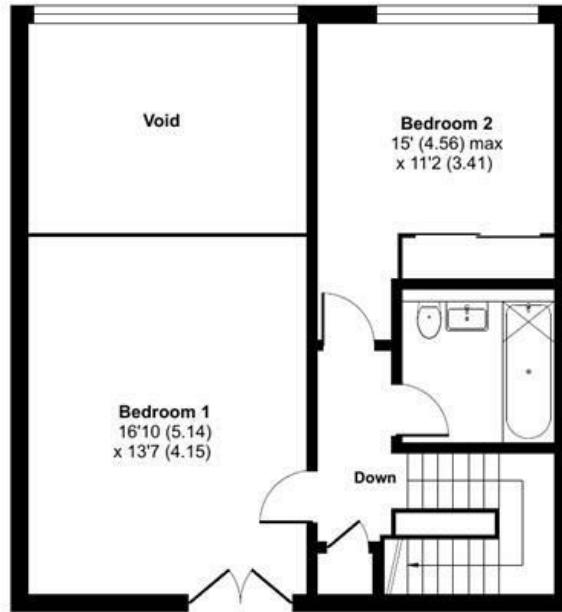
**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £500,000**

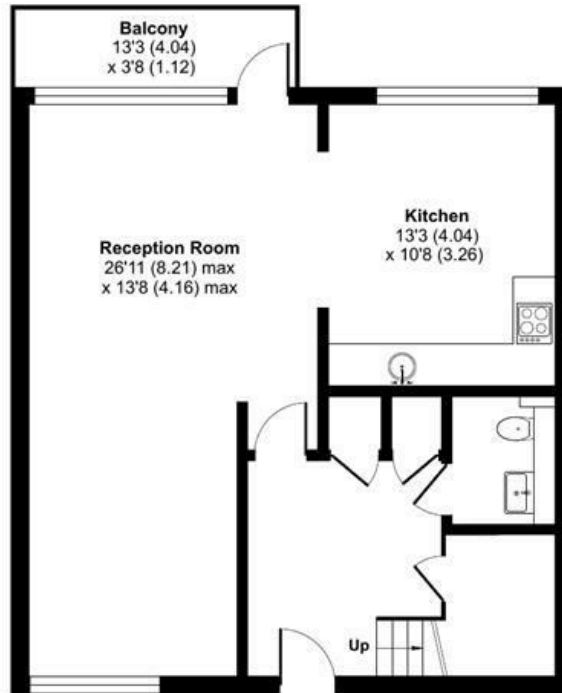
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Approximate Area = 1201 sq ft / 111.5 sq m (excludes void)

For identification only - Not to scale



THIRD FLOOR



SECOND 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: 1094233

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