



Varcoe Road, London, SE16 3DQ

A modern one bedroom share-of-freehold apartment with a generous private garden, own private entrance and drive way, in the heart of ever so popular Bermondsey. The property boasts a good size and naturally bright living room leading into the south facing garden, a modern and spacious kitchen, a double bedroom with built-in wardrobe, and a stylish bathroom. Additional storage space can be found in a storage cupboard by the living room.

The apartment is within walking distance of many local amenities, as well as the greenery of Bridgehouse Meadows park and Southwark Park being a short walk away.

Share of Freehold
Annual Service Charge - £2250
No Ground Rent
Council Tax Band - C

Council tax, property size 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.

- Share of Freehold - Chain Free
- Private Paved South Facing Garden
- Naturally Bright One Bedroom Garden Apartment
- Close to Local Amenities
- Private Drive Way / Parking Space
- Private Separate Entrance

Alex & Matteo
ESTATE AGENTS

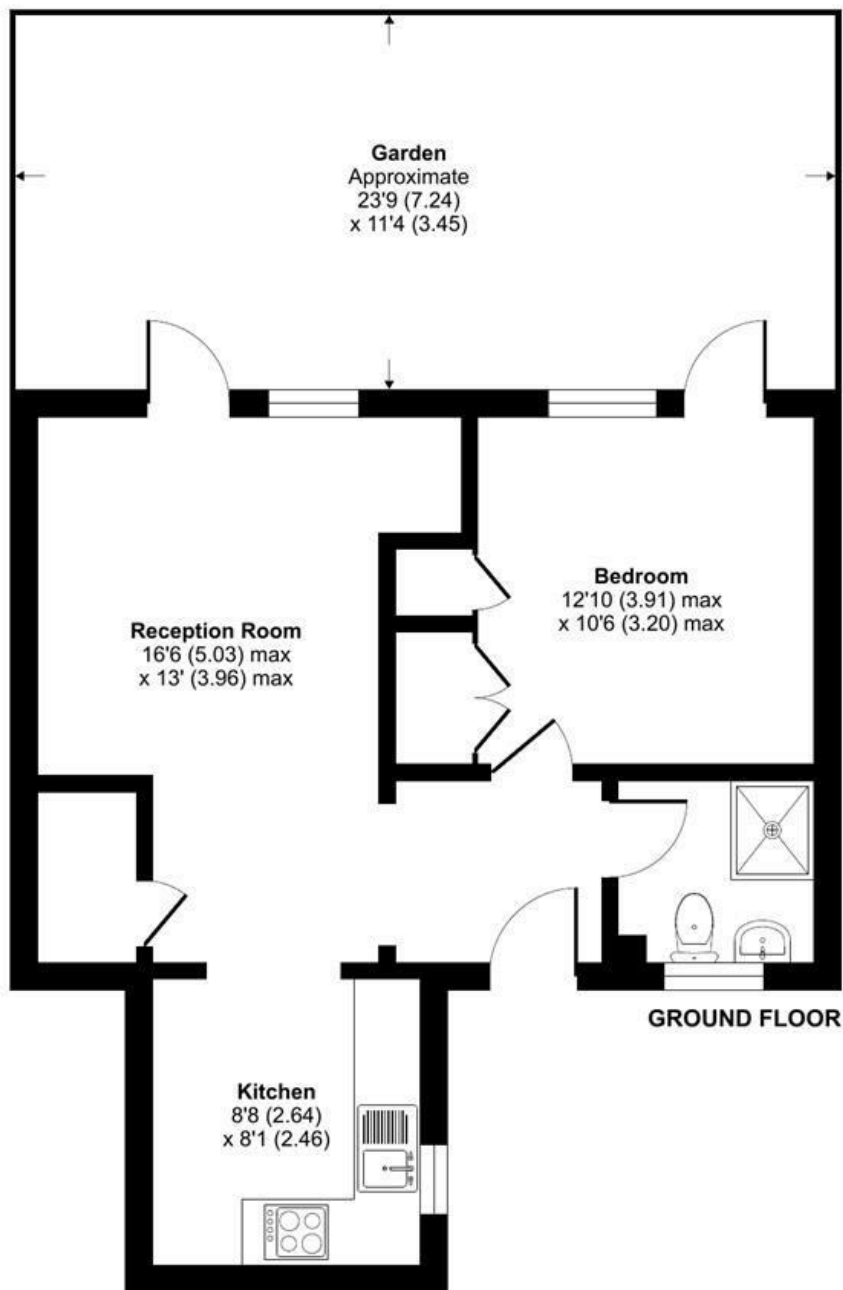
Offers in excess of £300,000



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Approximate Area = 462 sq ft / 42.9 sq m

For identification only - Not to scale



Alex & Matteo
ESTATE AGENTS



**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: 957580

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales		
	EU Directive 2002/91/EC	