



## Varcoe Road, London, SE16 3FS

A modern and well-kept one bedroom apartment in a modern Bermondsey development.

The property boasts an open plan stylish kitchen and reception room with a Juliet balcony allowing lots of natural light, a generous double bedroom with built-in storage, and a stylish bathroom. Additional storage can be found in the hallway. On-site benefits include a cleverly designed double height co-working space, communal recreation room and two communal roof terraces providing panoramic views across the city.

Years on lease - 118

Annual service charge - £2,495.70

Annual ground rent -£350 per year

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.

- Chain Free
- Modern Development
- Co-Working Area and Study Room
- Great Transport Links
- Plenty of Storage
- Open plan Kitchen
- Access to two Terraces enjoying Stunning Views
- Bicycle Storage

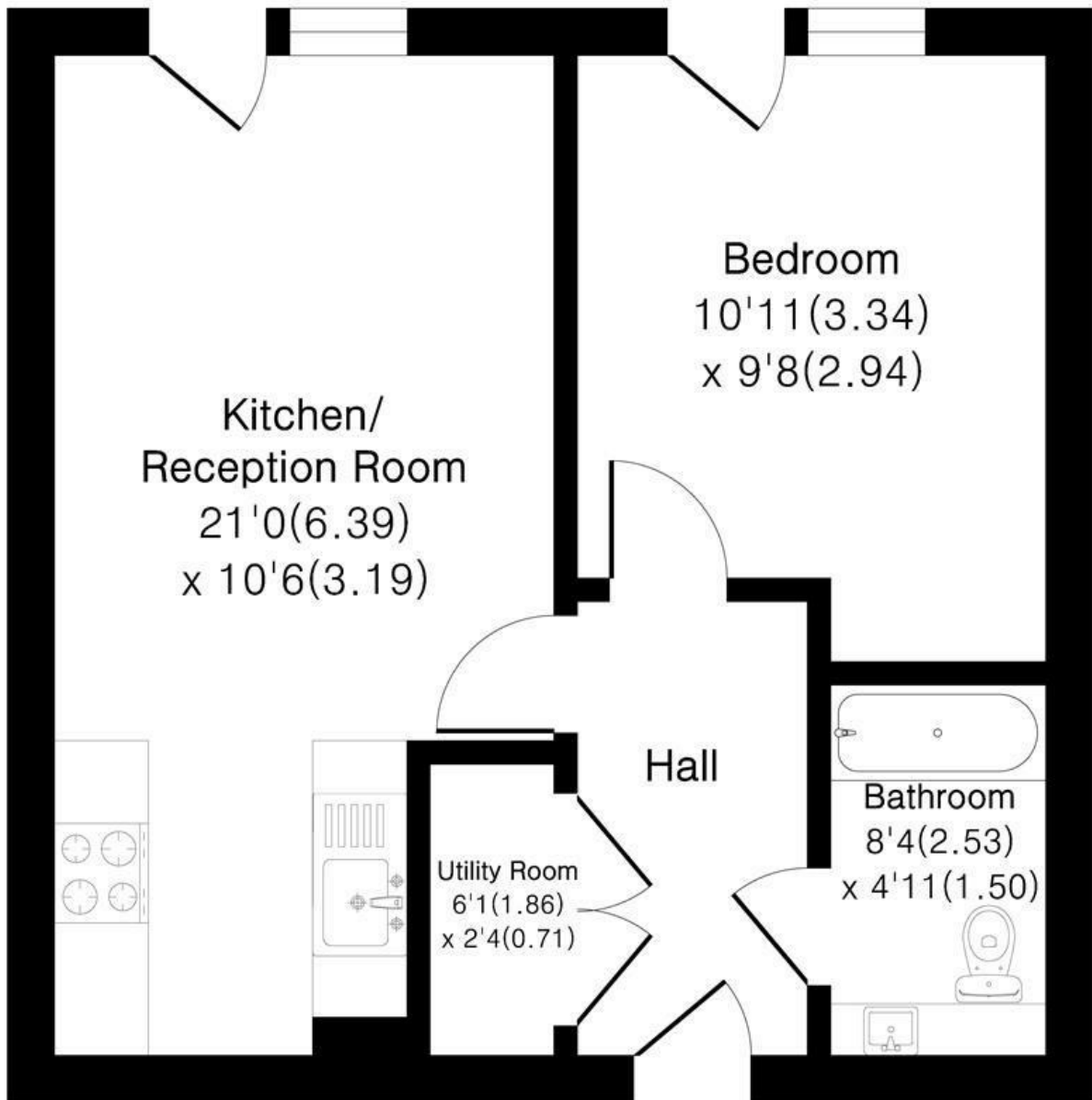
**Alex & Matteo**  
ESTATE AGENTS

**£270,000**

# Varcoe Road SE16

Approximate Area = 435 sq ft / 40.4 sq m

For identification only - Not To Scale



Fourth Floor



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Alex & Matteo Estate Agents.



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