



## 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

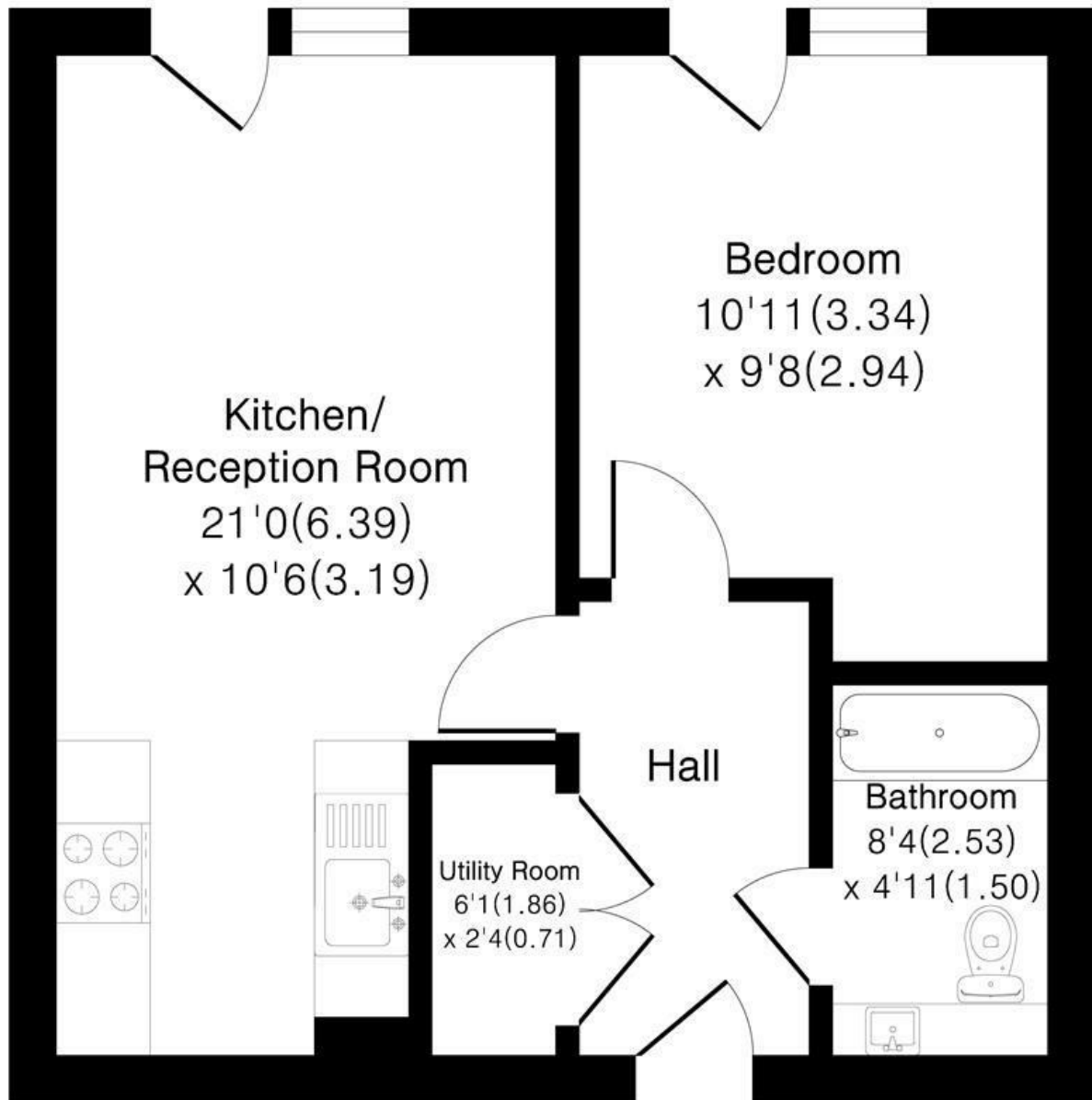
**Alex & Matteo**  
ESTATE AGENTS

**£270,000**

# Varcoe Road SE16

Approximate Area = 435 sq ft / 40.4 sq m

For identification only - Not To Scale



## Fourth Floor

**Alex & Matteo**  
ESTATE AGENTS

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>                            | 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                     |         |           |