



Alex & Matteo
ESTATE AGENTS



Varcoe Road, London, SE16 3FS

A modern and well-kept one bedroom 6th floor apartment in a contemporary Bermondsey development. The property boasts an open plan modern kitchen and reception room with a Juliet balcony enjoying stunning views, 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 - 120
Annual Service Charge - £2495
Annual Ground Rent - £350
Council Tax Band - C

Council tax and, where applicable, lease information, service charges and ground rent, floor size, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

To resell a Pocket Living home, it must be sold to an eligible buyer, who lives or works in the borough of the development and earns below the Mayor's income threshold (currently £90,000), and does not own another property. If within 6 months a suitable buyer can't be found than anyone can buy it without any restrictions on location and income.

- 6th floor Apartment
- Stunning Views
- Contemporary 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

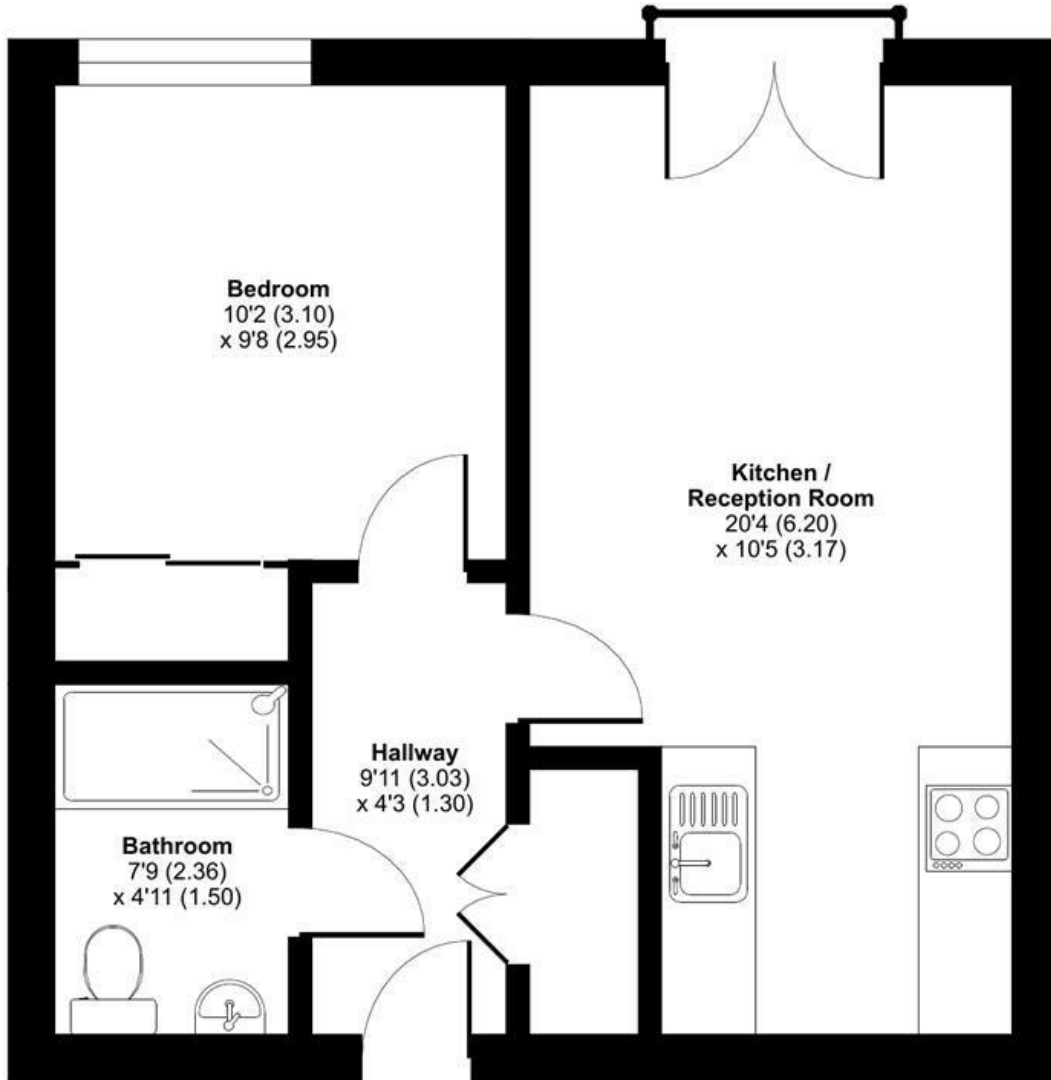
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Offers in excess of £300,000

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Approximate Area = 416 sq ft / 38.6 sq m

For identification only - Not to scale



SIXTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1254947

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	