







# Varcoe Road, London, SE16 3FS

Guide Price £260,000 to £270,000. A modern and naturally bright one bedroom apartment in a contemporary Bermondsey development.
The apartment features a modern open-plan kitchen and reception room with a Juliet balcony, 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.
The surrounding area is surrounded by a plethora of local amenities; residents can enjoy independent cafes and breweries, plus shops and supermarkets within walking distance.

Years on Lease - 119
Annual Service Charge - £2522.15
Annual Ground Rent - £350
Council Tax - C

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.

When it comes to resale the property you will need to follow the following rules:
Months 1-3: you will be in title to sell to buyers who live or work in Southwark, not own a property and earn below a certain amount.
Months 4-6: live or work in London, not own a property and earn below a certain amount
After 6 months: no restrictions

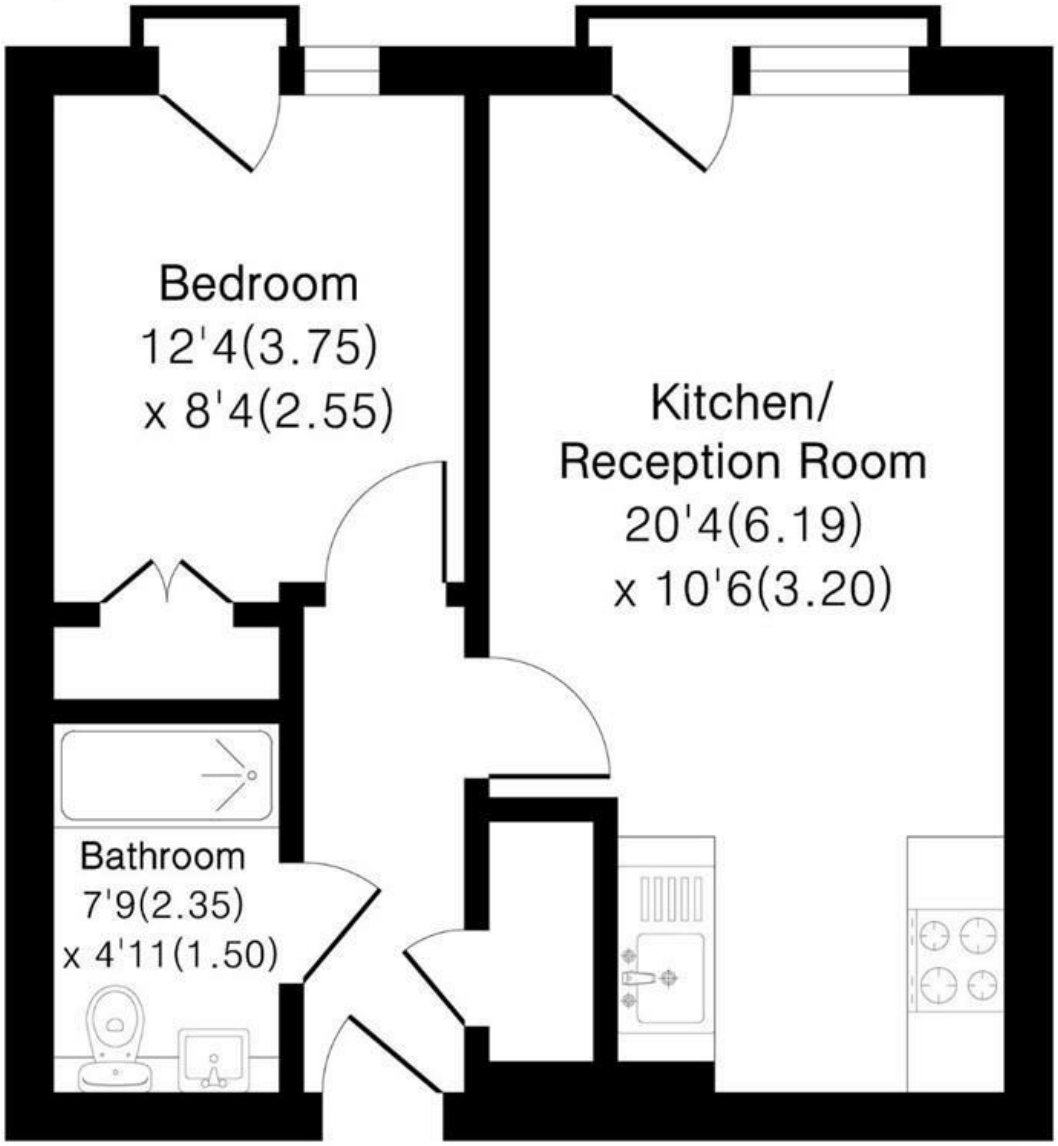
- Modern One Bedroom Apartment
- Residents Co-working Space, Communal Recreation Room and Communal Roof Terraces
- Naturally Bright
- Juliet Balcony
- Bike Storage
- Short Communute to City via Bike, Bus, and Overground (South Bermondsey Station)

Alex & Matteo ESTATE AGENTS

## Guide price £260,000

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Approximate Area = 393 sq ft / 36.5 sq m

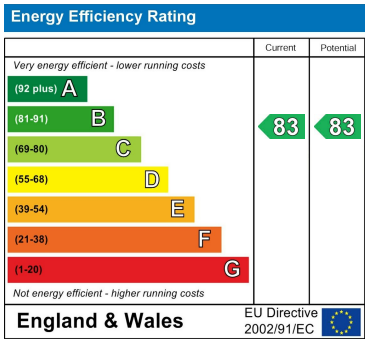



## Fourt Floor

PERSPECTIVA

Alex & Matteo ESTATE AGENTS

Floor plan Produced in accordance with RICS Property Measurement 2nd Editic
Incorporating International Property Measurement Standerds (IPMS2 Residentic
Produced for Alex & Matteo Estate Agents.




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