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## 1 Varcoe Road, London, SE16 3FS

### \*Chain free\*

An immaculate one-bedroom apartment, on the fourth floor of a highly desirable Bermondsey development - perfect for first-time buyers. Stylishly finished with bright, open plan living, fantastic resident amenities, and superb transport links.

### Property Highlights:

- Immaculate & modern – one-bedroom apartment in pristine condition, ready for a new owner to move in straightaway.
- Bright & spacious living space – open-plan layout with floor-to-ceiling windows, flooding the flat with natural light. Juliet balconies in living room and bedroom.
- Stylish interiors – contemporary kitchen with integrated appliances, a generous double bedroom, and a sleek bathroom with walk-in shower.
- Exclusive resident amenities – two rooftop terraces with stunning London views, a double-height co-working space, private recreation room for events, secure bike storage, and post room.

- \*Chain free\*
- 4th floor apartment
- Modern, open-plan layout
- Floor-to-ceiling windows with Juliet balconies
- Contemporary Zone 2 development
- Two roof terraces with stunning panoramic views
- Excellent transport links
- Co-working space, recreation room & bike storage

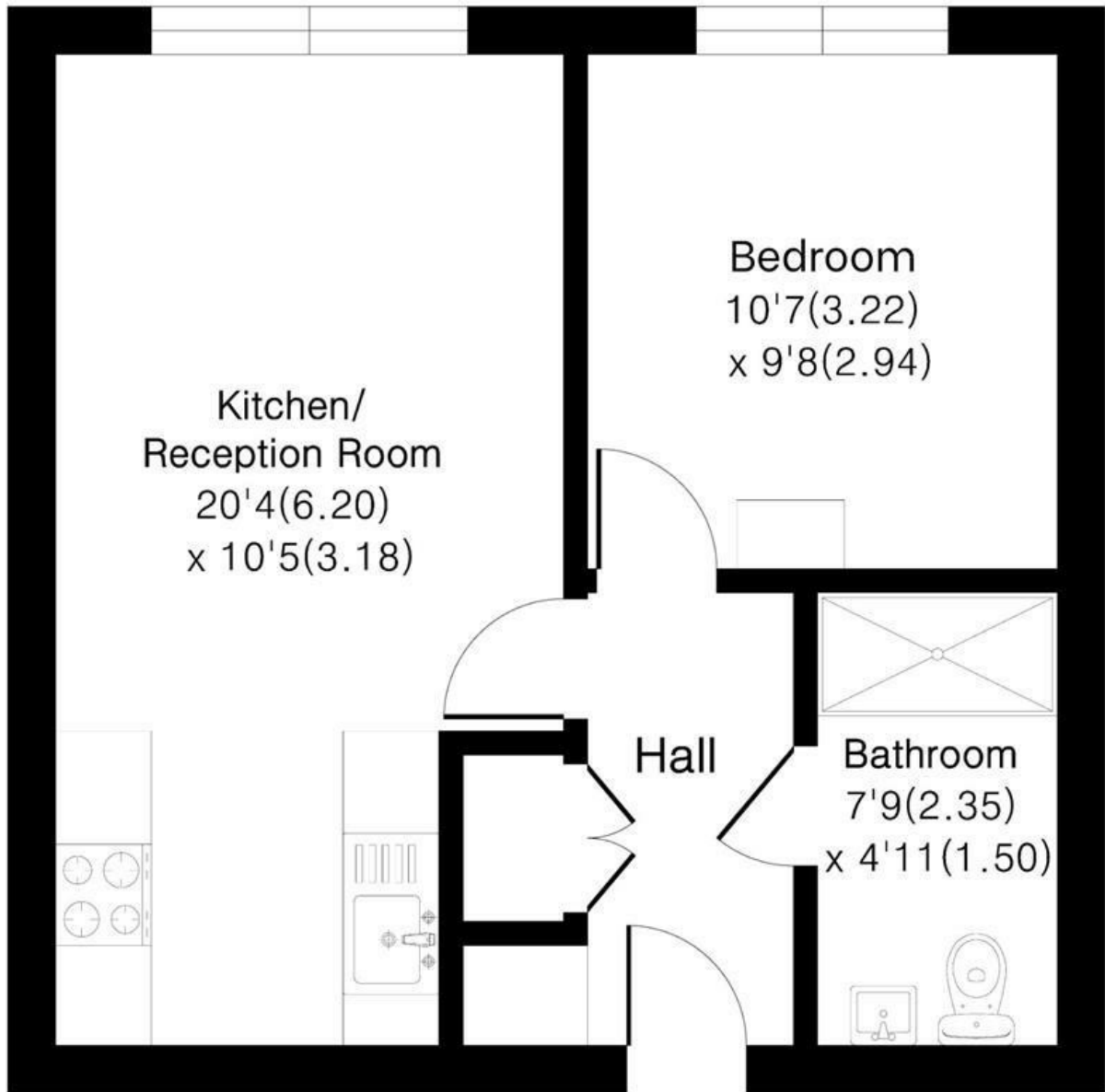
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**Offers in excess of £285,000**



# Varcoe Road SE16

Approximate Area = 418 sq ft / 38.8 sq m



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>		84	84
(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	