



## 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

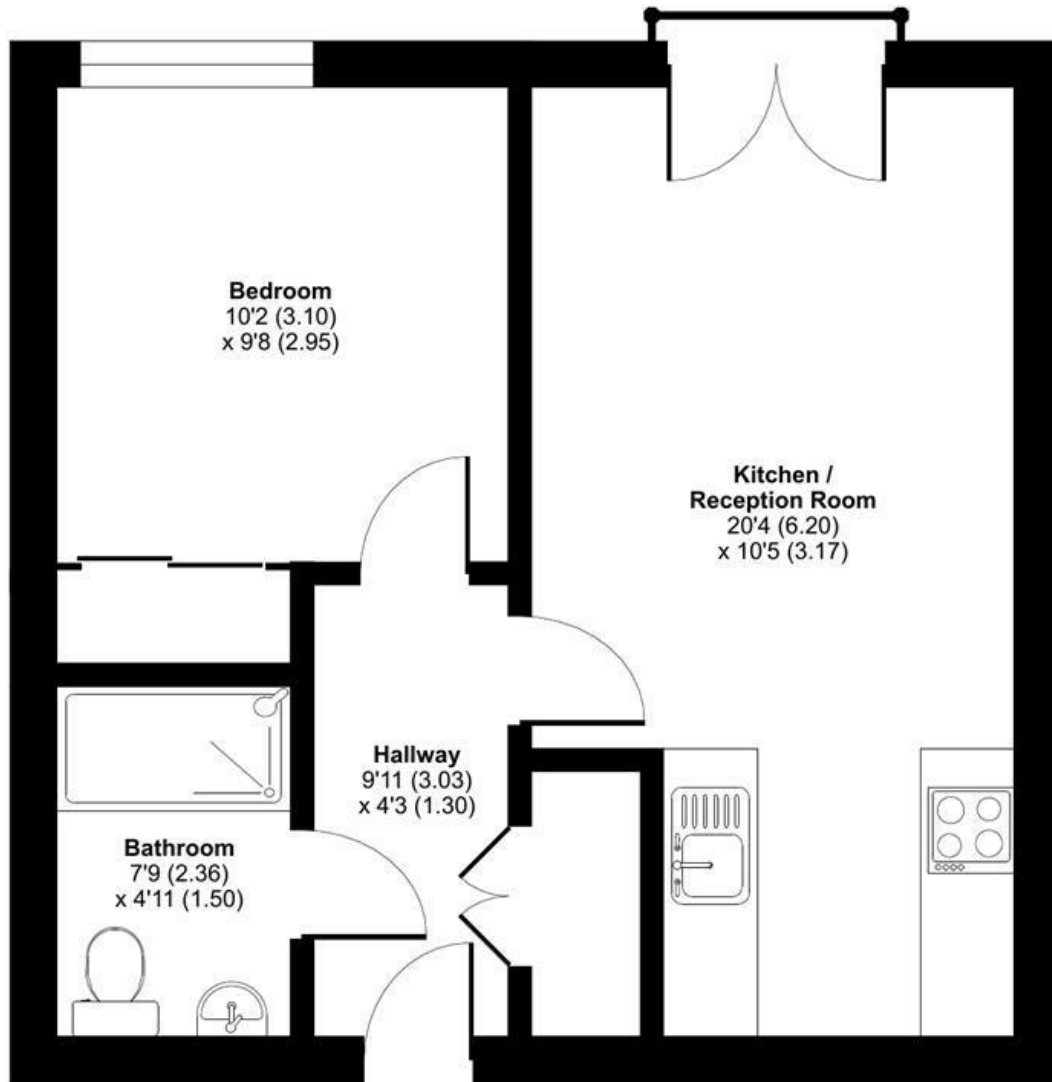
**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £300,000**

# Varcoe Road, London, SE16

Approximate Area = 416 sq ft / 38.6 sq m

For identification only - Not to scale



SIXTH FLOOR

**Alex & Matteo**  
ESTATE AGENTS



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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>83</b>               | <b>83</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 |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |