







## Varcoe Road, London, SE16 3FS

A unique apartment, ideal for some who is looking to get on the property ladder and to be involved with a like-

The property has a bright open plan living area that features a Juliet balcony and a fully equipped kitchen with natural lighting. It also has a spacious double bedroom, and stylish bathroom that contains a walk-in shower. This development has brilliant on-site benefits; a double height co-working space and two communal roof terraces that provide beautiful views of the city.

The apartment has been designed with spaciousness and comfort in mind. It is a sleek and functional home,

ideal for first time buyers!

Service Charge: £2243 Ground Rent: £350.00 Years on the Lease: 112 Council Tax Band: 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

Months 4-6: live or work in London, not own a property and earn below a certian amount After 6 months: no restrictions

- Contemporary Apartment
- Chain Free
- Immaculately Presented
- Stylish Walk-in Shower
- Free Access to Co-Working Space
- Communal Roof Terrace

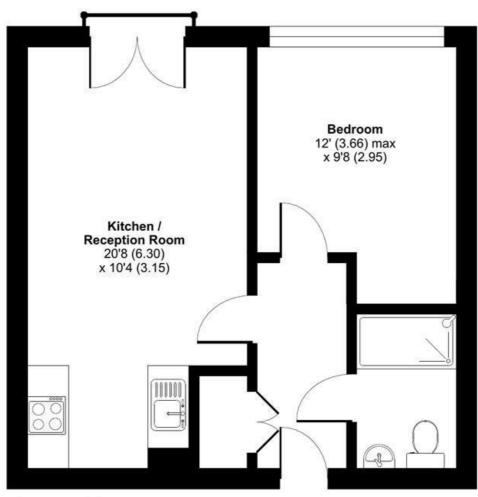


## Offers in excess of £280,000

## Varcoe Road, London, SE16



Approximate Area = 427 sq ft / 39.6 sq m
For identification only - Not to scale



**FOURTH FLOOR** 





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Alex & Matteo Estate Agents. REF: 1076748

