



## 1 Varcoe Road, London, SE16 3FS

Immaculately presented apartment in a contemporary Bermondsey development. The property boasts a naturally bright open plan living area featuring a Juliet balcony and a fully equipped kitchen, a spacious double bedroom, and the stylish bathroom with walk-in shower. The apartment is cleverly designed to maximise the feeling of openness and comfort and to provide a functional and attractive first time home. On-site benefits includes a cleverly designed double height co-working space, and two communal roof terraces providing panoramic views across the city.

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, floor size 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

- Contemporary Apartment
- Co-Working Area and Study Room
- Roof Terraces
- Stylish Bathroom with Walk-In Shower
- Naturally Bright
- London Eye and Skyline Views

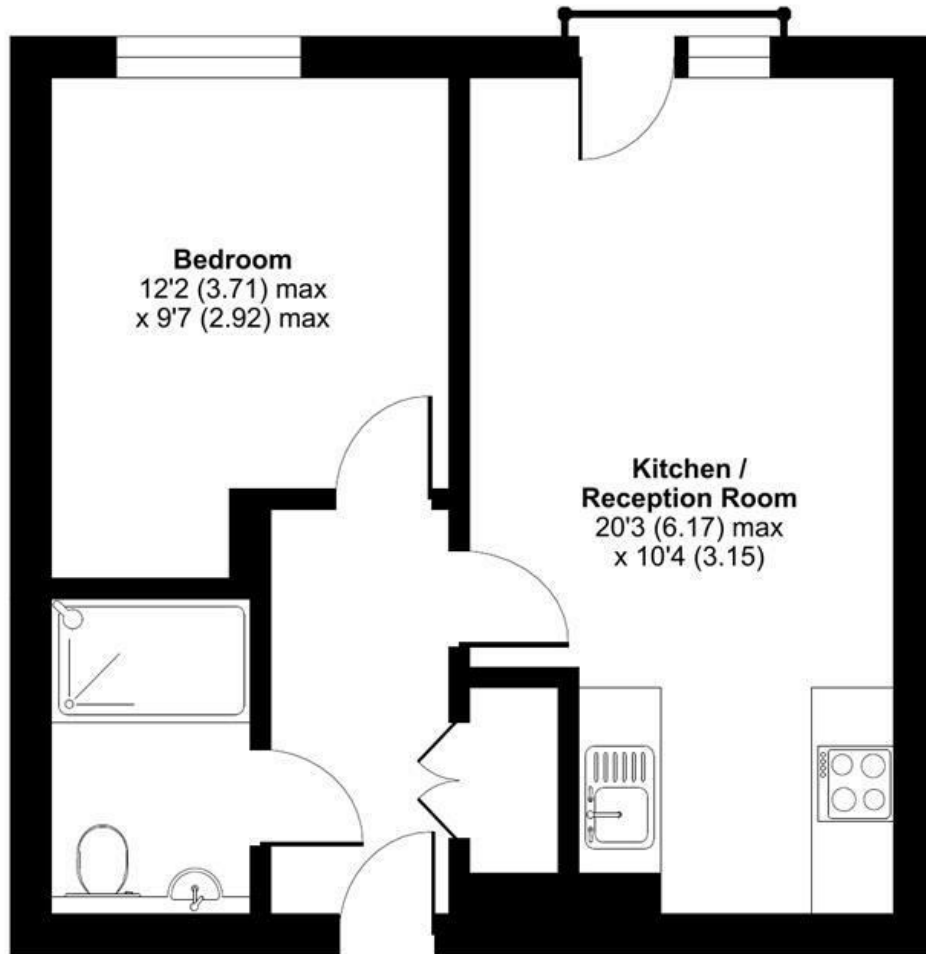
**Alex & Matteo**  
ESTATE AGENTS

**£285,000**

# Varcoe Road, London, SE16

Approximate Area = 416 sq ft / 38.6 sq m

For identification only - Not to scale



FOURTH FLOOR

**Alex & Matteo**  
ESTATE AGENTS



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 994374

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 83      | 83        |
| (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                     |         |           |