



Varcoe Road, SE16 Bermondsey

£425,000.00

2  1 

- Two Bedrooms
- Lift Access
- Communal Courtyard / Gardens
- Bright & Airy
- Top Floor Flat (4th)
- Allocated Underground Parking Space
- Storage
- Gated Development
- Large Private Balcony
- Spacious

This fabulous gated two bedroom apartment is situated in a perfect location for easy access to Bermondsey town centre and the South Bermondsey Railway. Offered to the market with no forward chain, viewing is highly recommended.

The property is set on the top floor (4th floor) and comprises of an open plan kitchen reception boasting a modern kitchen with integrated appliances, a large private balcony, two double bedrooms and a modern three piece bathroom suite.

Further benefits include double glazing windows, good storage, lift access and an allocated underground parking space.

Located in a sought after neighbourhood within close proximity of South Bermondsey station, with direct services to London Bridge and London Victoria; ideal for first time buyers and young families.



To arrange a viewing for this property please call us on: **020 7261 1103**

A: 54 Southwark Bridge Road, London, SE1 0AR **T:** 020 7261 1103 **F:** 020 7401 2007 **W:**

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Property images:



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Floor Plans

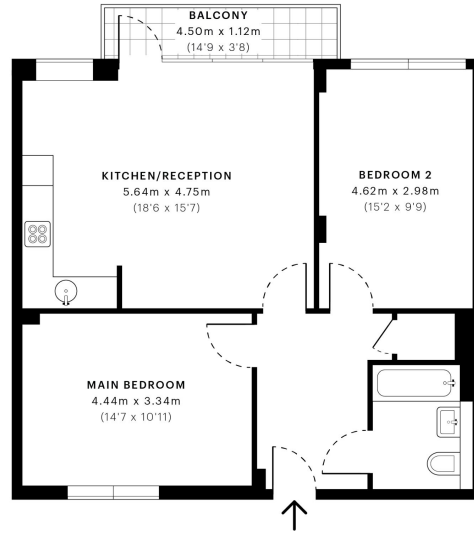


Crown Place Apartments, SE16

CAPTURE DATE 30/04/2021 LASER SCAN POINTS 2,190,354

GROSS INTERNAL AREA

69.92 sqm / 752.61 sqft



— Fourth Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
69.92 sqm / 752.61 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes vestibules, restricted floor height
67.48 sqm / 726.35 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.06 sqm / 54.47 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 74.98 sqm / 807.08 sqft
IPMS 3C RESIDENTIAL 72.70 sqm / 782.54 sqft
SPEC ID: 608a99277124610dd01d85c5



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Location



Important Notice

These details have been prepared and issued in good faith and do not constitute representations of fact or form of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or otherwise relevant consent has been obtained.

Floor plan - All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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