



### 3 bed apartment to buy in SE16

Varcoe Road, London, SE16 3AD

**£410,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

Allocated parking

### Property features

 EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

This large, split level apartment offers almost 1,500 square feet (130 square meters) of living space with generous bedrooms, modern bathrooms and kitchen and a private balcony.

Located over the ground and first floors, the property has been well-maintained by long term tenants and professionally managed throughout. Secure underground allocated parking space is included.

The property is located close to South Bermondsey Station for Southern Rail services to London Bridge. Southwark Park, Surrey Keys and the River Thames are all within walking distance from this popular location.

Contact us for more information regarding auction terms and to book a viewing.

EPC rating: C. Tenure: Leasehold, Length of lease (remaining): 102 years

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 102

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £4,766.00

Price: Starting Bid £410,000

Property Type: Apartment

Parking: Allocated

Construction materials: Insulated concrete framework

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: Yes

Adaptations: Level access, Lift access

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

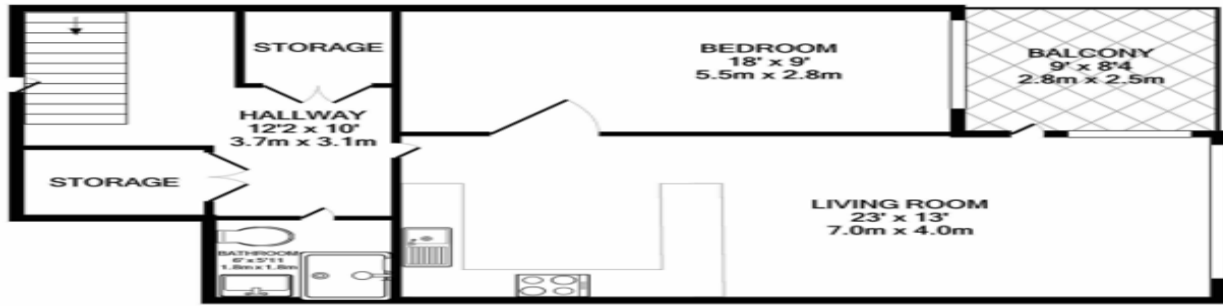
Water: Direct mains water

Water meter: No

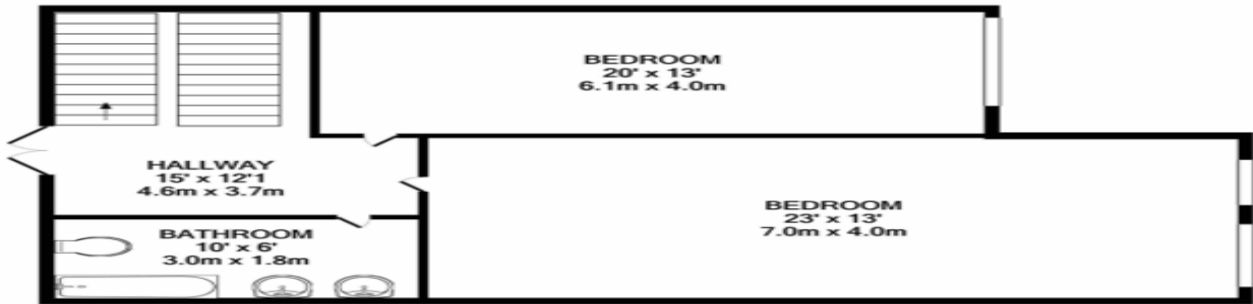
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



GROUND FLOOR  
APPROX. FLOOR  
AREA 696 SQ.FT.  
(64.6 SQ.M.)



**Crown Place Apartments, SE16**

1ST FLOOR  
APPROX. FLOOR  
AREA 733 SQ.FT.  
(68.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1429 SQ.FT. (132.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Varcoe Road, London, SE16 3AD

Contact your local branch today for more information on this property:

**10 Preston New Road, Blackburn, Lancashire, BB2 1AW, <http://www.crownstateagents.co.uk/>**

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