



Varcoe Road SE16 Floor plans

VarcoeRoadSE16.com

Varcoe Road SE16

Floor plans

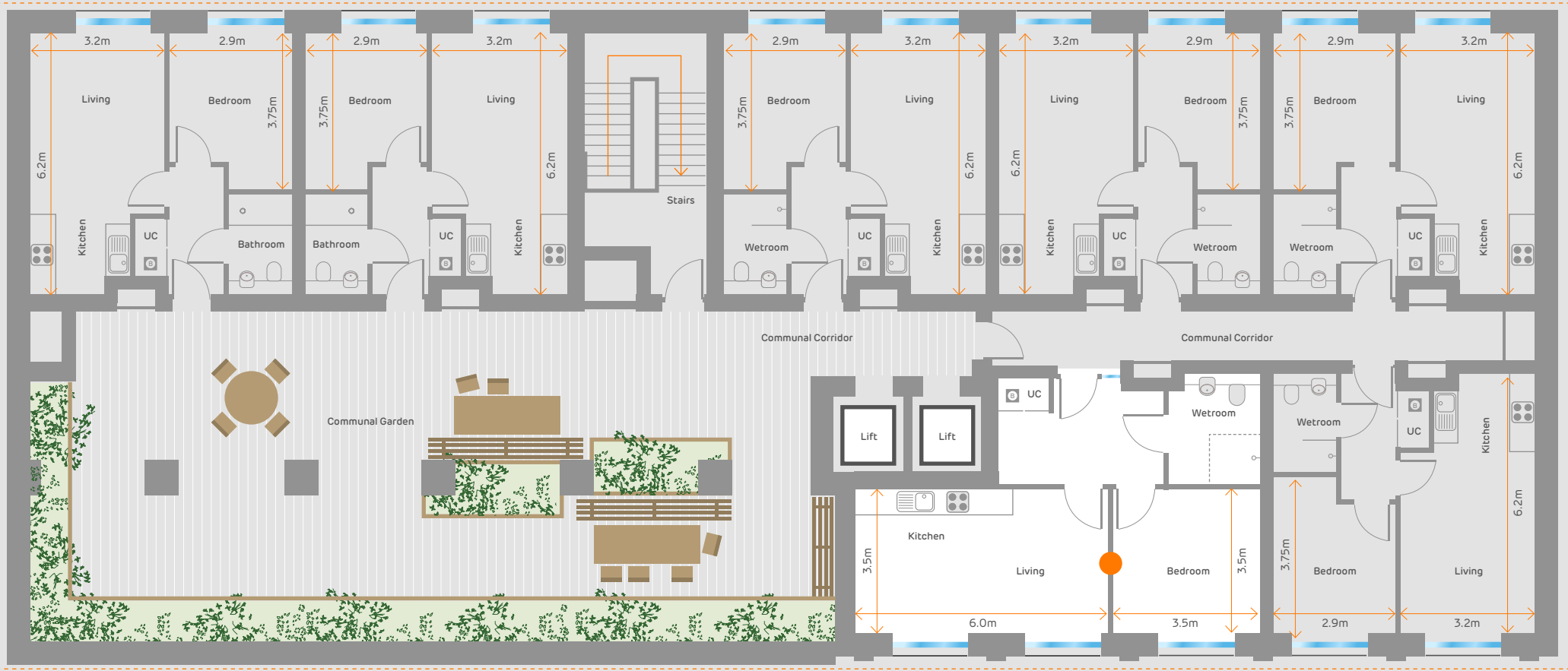
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Sixth floor

KEY

SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
	Boiler
	Wheelchair unit
	Full height windows/glazing

Not to scale, for indicative purposes only.



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Floor plans

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Seventh floor

KEY

SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
	Boiler
	Wheelchair unit
	Full height windows/glazing

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Varcoe Road SE16

Specifications

All the homes at Varcoe Road SE16 are cleverly engineered to maximise usable living space and offer you the most efficient flat possible. The wheelchair accessible one bedroom Pocket flats are 49m² and contain full height windows, contemporary wet-room bathrooms and fully-fitted modern kitchens. If purchased by a wheelchair user, these homes will be fully fitted for a wheelchair user.

Kitchen

- Contemporary fitted kitchen units with white, soft close handleless doors
- Corian worktop with matching upstand
- Single bowl stainless steel sink with a single lever mixer tap
- Down lights under the kitchen wall units
- Integrated, ventilated extractor hood
- Integrated oven and ceramic hob
- Stainless steel splashback behind the ceramic hob
- Integrated under-counter fridge with icebox
- Plumbing and wiring for dishwasher
- Plumbing and wiring for washing machine in hallway cupboard

Bathroom

- Dual-flush white close coupled toilet
- Pedestal basin with single lever mixer tap
- Frameless walk-in shower screen
- Chrome thermostatic shower mixer and multi-spray head
- Heated towel rail
- Chrome toilet roll holder and shower hooks
- 115v/240v shaver socket
- Mirror

Security / communal & external features

- Video entry phone system for each flat
- Spy hole viewer and chained door guard on flat entrance door
- Lockable letterboxes at the ground floor entrance
- Communal refuse store with recycle waste bins
- Smoke/heat and carbon monoxide detectors in all flats
- Two landscaped communal roof terraces, co-working space and sun room
- 10 year building warranty
- Large bicycle store

Internal features

- Wood-effect laminate flooring throughout (except bathroom)
- White matt emulsion wall finishes

Electrical & lighting

- Wiring for SkyPlus-compatible satellite and terrestrial television from communal integrated television reception system
- TV points in the living area and bedroom
- Telephone points with broadband capability
- Wall-mounted lighting in living area and bedroom. Pendant light in the dining area above space for dining table
- Security lighting at the entrance

Heating

- Combi-boiler system with radiators

Windows

- Double-glazed windows and terrace doors with juliet balconies

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Important notice

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