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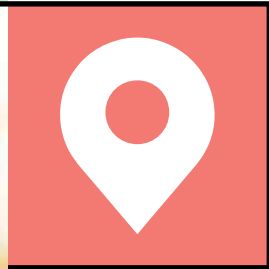
VCr

IN YOUR ELEMENT

**VARCOE
CORNER**

**1 & 2 Bedroom
Shared Ownership
Apartments**

**SOUTHERN
HOUSING**
new homes



Introducing Varcoe Corner

Varcoe Corner is part of our Southwark Living collection, a boldly designed series of homes across the borough. Located between Southwark Park and Burgess Park, and just a short walk from South Bermondsey Overground Station, Varcoe Corner offers excellent transport connections, expansive green spaces and a vibrant local culture.

Comprising of 29 bright and spacious 1 and 2 bedroom Shared Ownership apartments, the homes at Varcoe Corner are designed to enhance everyday wellbeing with stunning views across London from selected apartments, private balconies maximising natural sunlight in each home, and communal winter gardens providing space to slow down for all.

Discover Your Home

Varcoe Corner is designed for a wide range of lifestyles, from first-time buyers looking to put down roots in a well-connected London location, city professionals seeking a convenient commute, and young families searching for outdoor space and activities close to home. Its central location and excellent transport links also make it an ideal choice for those working flexible hours or night shifts.

Secure cycle storage complements these convenient transport connections, while many of Varcoe Corner's contemporary apartments, spread across eight floors, offer elevated views across London.

Beyond your front door, the development has been designed to encourage connection and community. A communal seventh-floor terrace and dedicated play space provide welcoming places to meet neighbours, relax outdoors and spend time together.



15 minute cycle
 to Elephant & Castle Station

10 minute walk
 to Old Kent Road

21 minute walk
 to Burgess Park

Key

Affordable Rent

London Living Rent & Shared Ownership



7 minute walk
 to South Bermondsey Station

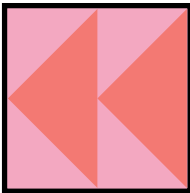
6 minute cycle
 to Surrey Quays Station

Varcoe Corner is a car-free development and exploring the local area on foot or by bike is actively encouraged to support a more sustainable lifestyle.

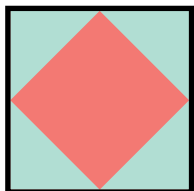
With its enviable Zone 2 location, the development is perfectly placed to explore. Bermondsey Street offers boutique shops and galleries, while Maltby Street Market is perfect for foodies. Southwark Park provides green open spaces, and nearby creative hubs and cultural venues add to the area's charm. South Bermondsey station is just a 7-minute walk away and only a 15-minute cycle to Elephant & Castle station, for when you want to venture into central London or further afield.



Make an entrance



Look inside



Thoughtfully designed for modern living, each apartment combines practical layouts with contemporary finishes. Stylish kitchens with integrated appliances and built-in mirrored wardrobes to the main bedrooms create homes that are both comfortable and functional. A neutral colour palette provides the perfect backdrop for adding your own personal style.



In your element



Energy-Efficient appliances and thoughtful design choices throughout Varcoe Corner is better for you – and your environment.



Kitchen/Dining/Living

- Linear range handleless kitchen units in Symphony Matt Indigo
- Concrete finish kitchen worktop with matching upstands
- Glass splash back
- Kitchen unit trim in Symphony range matt black
- Blanco stainless steel sink with matching kitchen tap
- Under cupboard strip lighting in the kitchen
- Appliances include:
 - Electrolux single oven
 - Electrolux ceramic hob with side controls
 - Zanussi canopy hood
 - Integrated Zanussi washer dryer or freestanding unit to storage area
 - Zanussi fridge/freezer
 - Zanussi dishwasher

Bedroom

- Main bedrooms include built in wardrobe with sliding mirrored door, shelf and rail
- Carpets in portobello silver colour to bedrooms

Bathroom/En suite

- Floor mounted toilet with soft close toilet seat and dual flush
- Semi countertop basin with single lever mixer
- Kaldewei Saniform bath with anti-slip finish
- Tiled bath panel to match bathroom flooring and exposed bath/shower mixer
- Frameless easy clean bath shower screen
- Ecotherm thermostatic shower to the en suite with a Duravit shower tray and enclosure
- Stelrad ladder bathroom radiator in white
- Full height and width mirror to wall above WC
- Avenue Snow floor and wall tiles
- Chrome shaver point adjacent to basins

Electrical

- LED downlights to kitchen/dining/living, bathroom, en suite, hallway and utility cupboards
- Pendant lights to bedroom
- Brushed chrome light switches and white sockets
- Energy Performance Certificate (EPC) rating is B
- TV/Satellite (pre-wired for Sky+Q[†]), phone and data points to living area and bedroom(s)
- Provision for fibre optic broadband via BT

General and security

- Vittoria flooring to kitchen/dining/living, hallway and utility cupboard
- Fitted roller blinds*
- White satinwood finish to all woodwork
- White paint to walls throughout
- Digital video entry system
- Smoke and heat detectors
- Homeproof warranty

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change.
*Fitted roller blinds are to selected apartments only. Please speak to our Sales Team for more information. † Subject to a separate subscription.

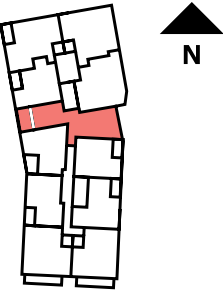
Shared Ownership
1 Bedroom Apartment

Apartment 51
Wheelchair adaptable

Dimensions

Kitchen/Dining/Living	6.06m x 3.94m	19' 11" x 12' 11"
Bedroom	5.79m x 4.20m	19' 0" x 13' 9"
Gross Internal Area	73.0m ²	785.8 ft ²
Winter garden	7.0m ²	75.0 ft ²

Location



Floors

Level	Apartments
8	
7	
6	
5	
4	51
3	
2	
1	

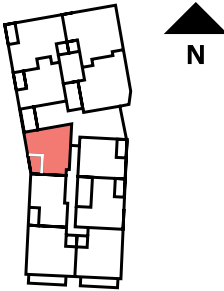
Shared Ownership
1 Bedroom Apartment

Apartments 50, 57 & 64

Dimensions

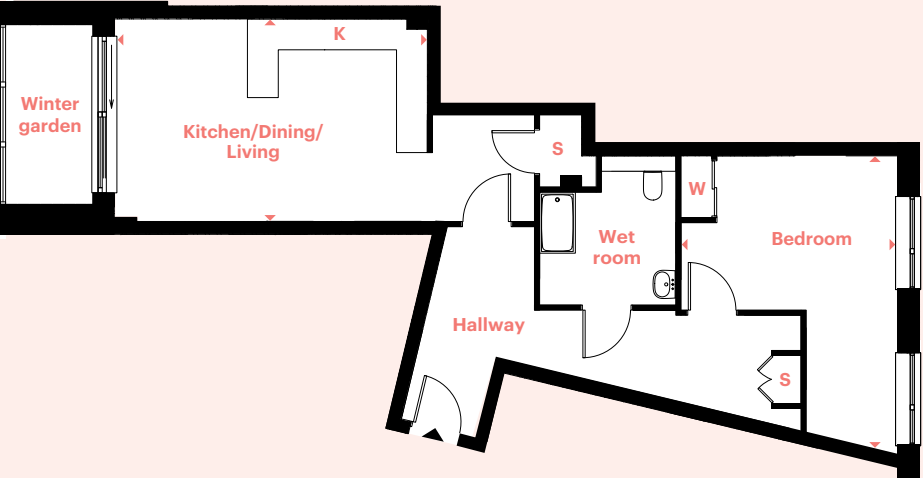
Kitchen/Dining/Living	7.96m x 3.26m	26' 1" x 10' 8"
Bedroom	4.41m x 2.97m	14' 6" x 9' 9"
Gross Internal Area	50.0m ²	538.2 ft ²
Balcony	5.0m ²	54.0 ft ²

Location



Floors

Level	Apartments
8	
7	
6	64
5	57
4	50
3	
2	
1	



Key

- K Kitchen units with integrated appliances and sink
- S Storage
- W Wardrobe



Key

- K Kitchen units with integrated appliances and sink
- S Storage
- W Wardrobe



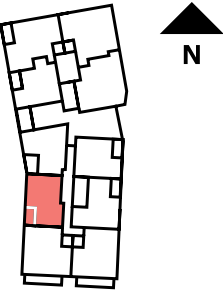
Shared Ownership
1 Bedroom Apartment

Apartments 49, 56, 63, 70 & 74

Dimensions

Kitchen/Dining/Living	6.21m x 3.50m	20' 4" x 11' 6"
Bedroom	3.75m x 3.03m	12' 4" x 9' 11"
Gross Internal Area	50.0m ²	538.2 ft ²
Balcony	7.0m ²	75.0 ft ²

Location



Floors

Level	Apartments
8	74
7	70
6	63
5	56
4	49
3	
2	
1	

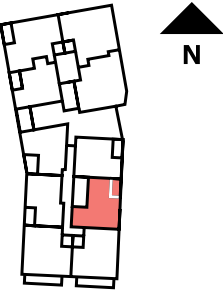
Shared Ownership
1 Bedroom Apartment

Apartments 46 & 53

Dimensions

Kitchen/Dining/Living	5.72m x 3.53m	18' 9" x 11' 7"
Bedroom	3.22m x 3.00m	10' 7" x 9' 10"
Gross Internal Area	52.0m ²	559.7 ft ²
Balcony	5.0m ²	54.0 ft ²

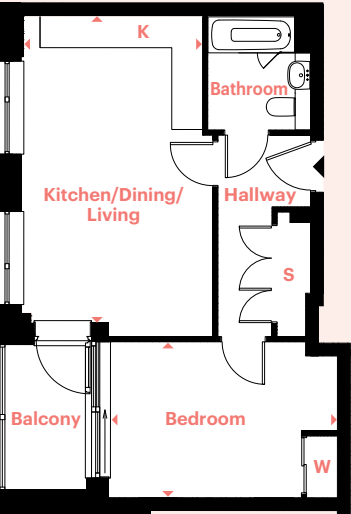
Location



Floors

Level	Apartments
8	
7	
6	
5	53
4	46
3	
2	
1	

Apartments 63, 70 & 74
have larger windows



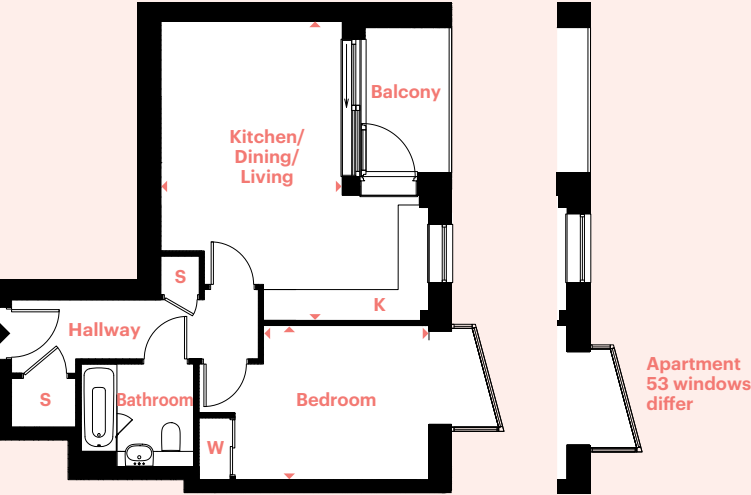
Key

- K** Kitchen units with integrated appliances and sink
- S** Storage
- W** Wardrobe



Key

- K** Kitchen units with integrated appliances and sink
- S** Storage
- W** Wardrobe



Apartment
53 windows
differ

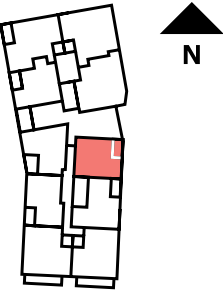
Shared Ownership
1 Bedroom Apartment

Apartments 52, 59 & 66

Dimensions

Kitchen/Dining/Living	8.20m x 3.51m	26' 11" x 11' 6"
Bedroom	3.22m x 3.10m	10' 7" x 10' 2"
Gross Internal Area	50.0m ²	538.2 ft ²
Balcony	5.0m ²	54.0 ft ²

Location



Floors

Level	Apartments
8	
7	
6	66
5	59
4	52
3	
2	
1	

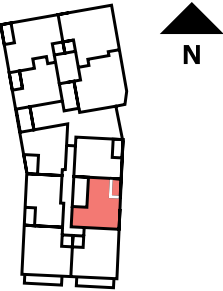
Shared Ownership
1 Bedroom Apartment

Apartments 60, 67 & 71

Dimensions

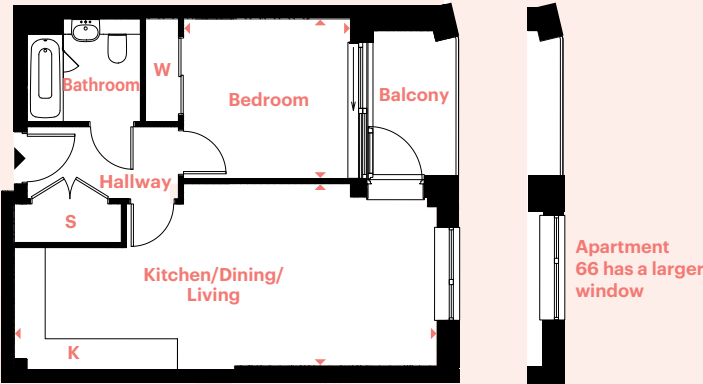
Kitchen/Dining/Living	5.72m x 3.53m	18' 9" x 11' 7"
Bedroom	3.22m x 3.00m	10' 7" x 9' 10"
Gross Internal Area	50.0m ²	538.2 ft ²
Balcony	5.0m ²	54.0 ft ²

Location



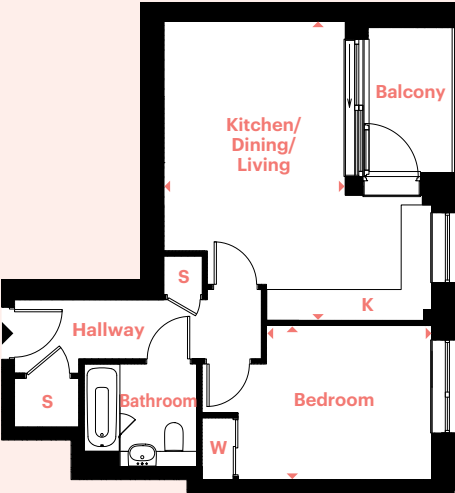
Floors

Level	Apartments
8	71
7	67
6	60
5	
4	
3	
2	
1	



Key

- K Kitchen units with integrated appliances and sink
- S Storage
- W Wardrobe



Key

- K Kitchen units with integrated appliances and sink
- S Storage
- W Wardrobe



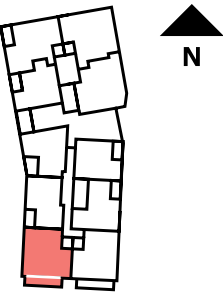
Shared Ownership
2 Bedroom Apartment

Apartments 48, 55, 62, 69 & 73

Dimensions

Kitchen/Dining/Living	7.92m x 3.22m	26' 0" x 10' 7"
Bedroom 1	3.81m x 2.69m	12' 6" x 8' 10"
Bedroom 2	3.81m x 2.26m	12' 6" x 7' 5"
Gross Internal Area	62.0m ²	667.4 ft ²
Balcony	9.0m ²	97.0 ft ²

Location



Floors

Level	Apartments
8	73
7	69
6	62
5	55
4	48
3	
2	
1	

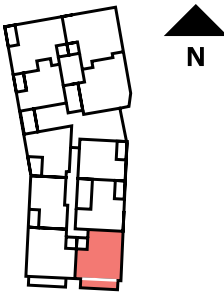
Shared Ownership
2 Bedroom Apartment

Apartments 47 & 54

Dimensions

Kitchen/Dining/Living	7.92m x 3.22m	26' 0" x 10' 7"
Bedroom 1	3.76m x 2.90m	12' 4" x 9' 6"
Bedroom 2	3.76m x 2.15m	12' 4" x 7' 1"
Gross Internal Area	63.0m ²	678.1 ft ²
Balcony	9.0m ²	97.0 ft ²

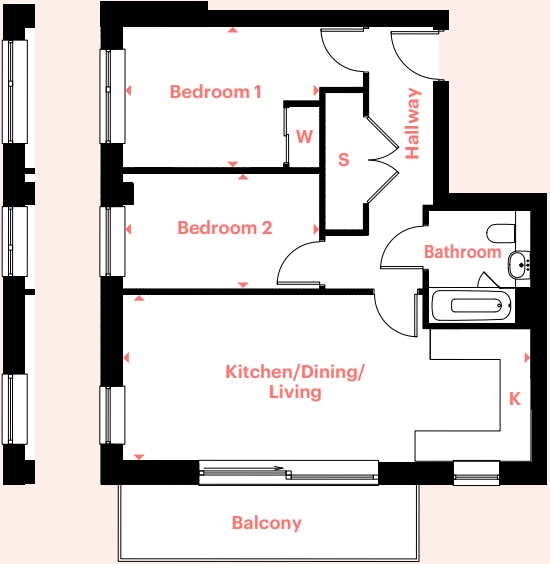
Location



Floors

Level	Apartments
8	
7	
6	
5	54
4	47
3	
2	
1	

Apartments
62, 69 & 73 have
larger windows



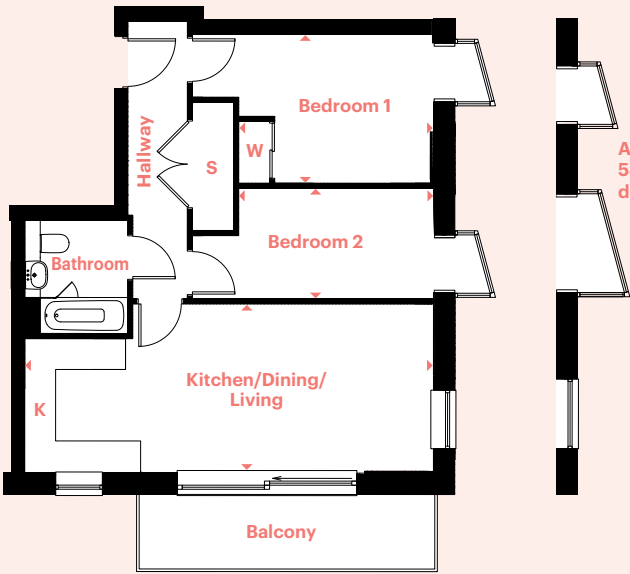
Key

- K Kitchen units with integrated appliances and sink
- S Storage
- W Wardrobe

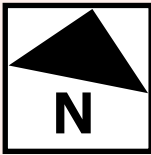


Key

- K Kitchen units with integrated appliances and sink
- S Storage
- W Wardrobe



Apartment
54 windows
differ



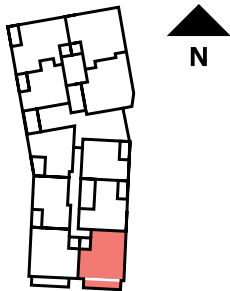
Shared Ownership
2 Bedroom Apartment

Apartments 61, 68 & 72

Dimensions

Kitchen/Dining/Living	7.92m x 3.22m	26' 0" x 10' 7"
Bedroom 1	3.76m x 2.90m	12' 4" x 9' 6"
Bedroom 2	3.76m x 2.15m	12' 4" x 7' 1"
Gross Internal Area	61.0m ²	656.6 ft ²
Balcony	9.0m ²	97.0 ft ²

Location



Floors

Level	Apartments
8	72
7	68
6	61
5	
4	
3	
2	
1	

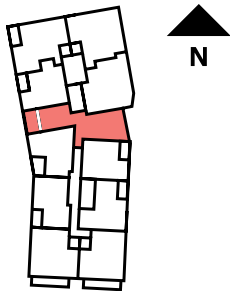
Shared Ownership
2 Bedroom Apartment

Apartments 58 & 65

Dimensions

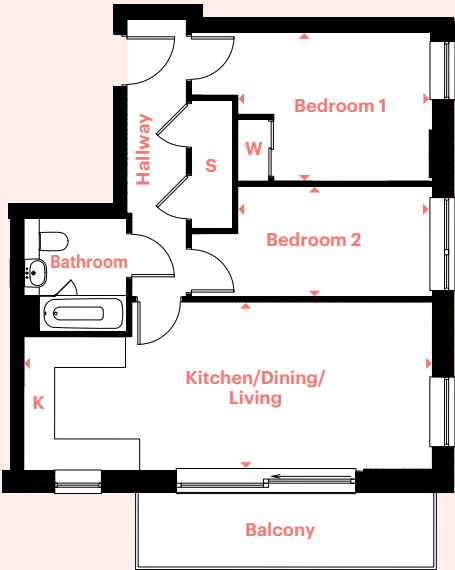
Kitchen/Dining/Living	6.06m x 3.94m	19' 11" x 12' 11"
Bedroom 1	3.43m x 2.75m	11' 3" x 9' 0"
Bedroom 2	4.23m x 2.95m	13' 11" x 9' 8"
Gross Internal Area	73.0m ²	785.8 ft ²
Balcony	7.0m ²	75.0 ft ²

Location



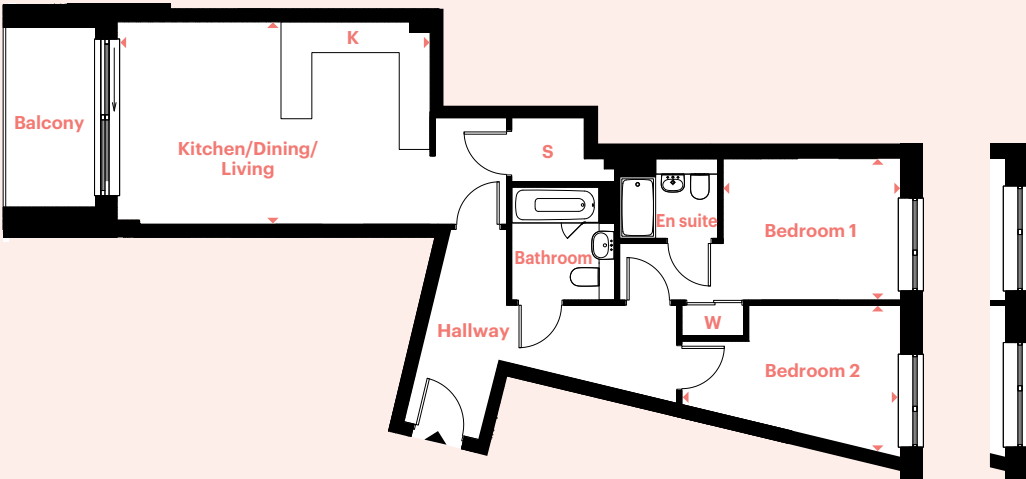
Floors

Level	Apartments
8	
7	
6	65
5	58
4	
3	
2	
1	



Key

- K Kitchen units with integrated appliances and sink
- S Storage
- W Wardrobe



Key

- K Kitchen units with integrated appliances and sink
- S Storage
- W Wardrobe



Shared Ownership buying journey

Shared Ownership

Owning a home is an exciting milestone, and Shared Ownership offers an alternative route to getting there.

Rather than buying your home outright, you buy a share of it and pay a subsidised rent on the remaining share. It makes homeownership more accessible, with the flexibility to increase your ownership in the future if your circumstances change.

How Shared Ownership works

Buying through Shared Ownership is straightforward:

1. Buy a share of your new home, usually between 25% and 75%, using a mortgage and deposit. Typically, you'll need a deposit of 5–10% of the share you're purchasing.
2. Pay a subsidised rent on the remaining share of the property.
3. You become a leaseholder.
4. If you'd like to increase your ownership later, you may be able to buy additional shares, up to 100% ownership. The more you own, the less rent you'll pay.

Before you apply

To be eligible for Shared Ownership, you'll need to meet the following criteria:

- Your total household income must be £90,000 a year or less.
- You must be aged 18 or over and able to obtain a mortgage.
- A service charge applies to cover the management and maintenance of the development. This charge is reviewed annually and may change over time. Please see the price list for full details.

Need a little more guidance?

Our Sales Executives are here to answer your questions and help you decide whether Shared Ownership is right for you.

Prefer to do some research first? Listen to our **Shared Ownership Unpacked** podcast for helpful advice and real insights into the buying journey: shnewhomes.co.uk/shared-ownership-unpacked



Helping you find the right home

Whether you're purchasing through **Shared Ownership**, **London Living Rent** or **Open Market Sale**, our mission is to provide the best quality, affordable homes, while creating communities that people love.

Our experienced team will guide you every step of the way, from your first enquiry through to collecting your keys.

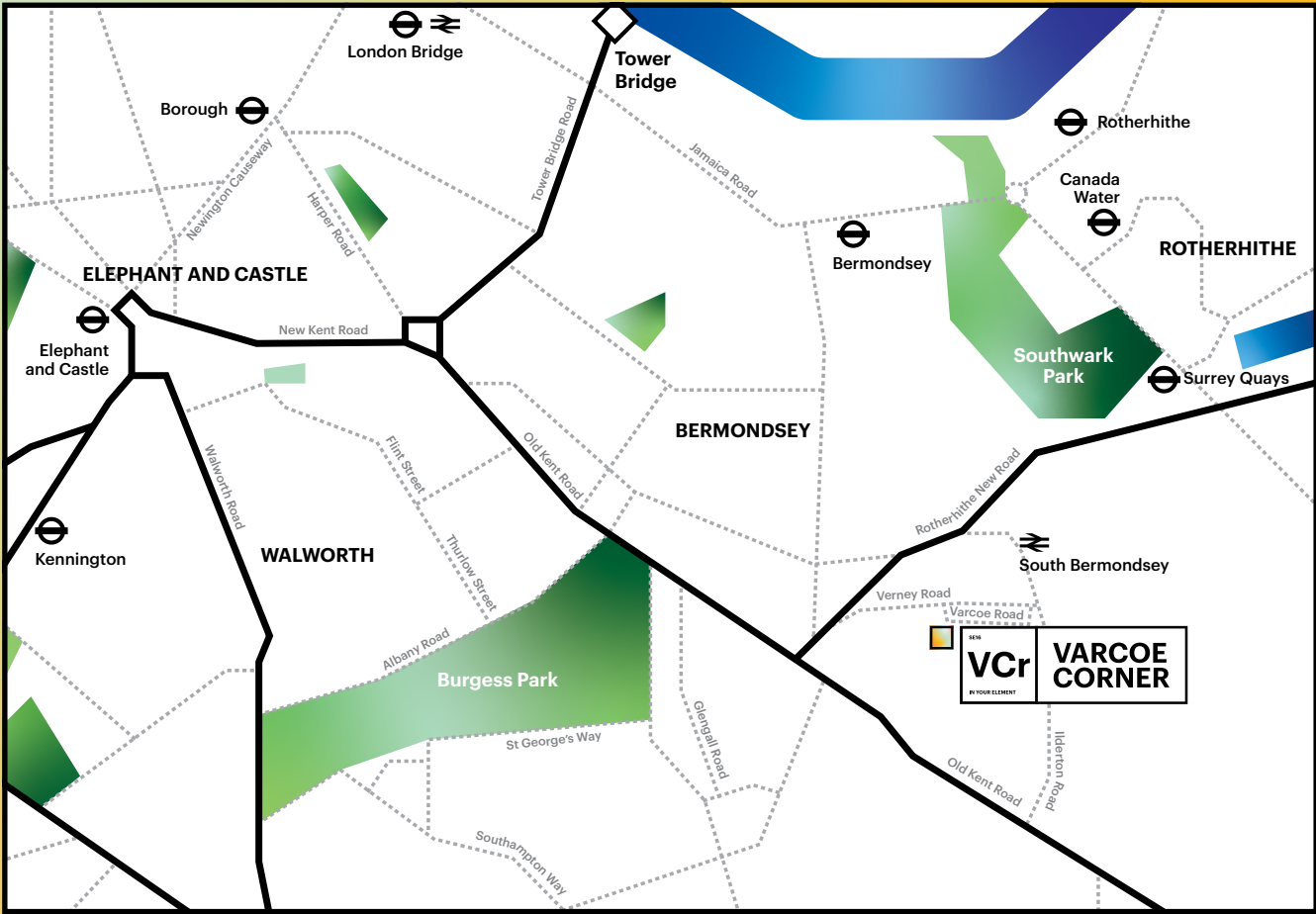
Southern Housing is one of the UK's largest housing providers, with more than 80,000 homes across London, the South East, the Isle of Wight and the Midlands. We provide over 167,000 people with a place to call home and are committed to helping more people find the right home for their needs.

To find out more about Southern Housing New Homes, visit: southernhousing.org.uk

**SOUTHERN
HOUSING**
new homes

Where to find us

Varcoe Road, London, SE16 3DG [///stray.fuels.limes](https://stray.fuels.limes)



020 3773 2526
shnewhomes.co.uk/varcoe-corner

All floor plans in this brochure are for general guidance only. Measurements are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Southern Housing New Homes has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Southern Housing New Homes does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Southern Housing New Homes undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Southern Housing New Homes or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Southern Housing New Homes. Southern Housing New Homes supports the development of mixed tenure developments and is proud to provide homes for Affordable Rent and Shared Ownership. We may change the tenure of some homes subject to demand. Information correct at time of print: September 2026.



Homes part of:



**SOUTHERN
HOUSING**
new homes