



## Roffo Court, Boundary Lane, London, SE17

£485,000 Leasehold

A well-sized, modern two-bedroom apartment for sale in Walworth, located on the third floor of this modern development. Roffo Court is found close to the centre of the ever-changing Elephant and Castle regeneration with an abundance of amenities found within close proximity.

**Winkworth**

## LOCATION

The property can be found on Boundary Lane. An excellent location to access the thriving high street of Camberwell Road and Walworth Road, where you will find an abundance of amenities, with Burgess Park a short walk away.

## DESCRIPTION

Enter the property on the third floor, and you are greeted by a spacious entrance hallway with large built-in storage available.

The open-plan kitchen reception area immediately to your right provides ample living space with direct access on to a large balcony to the rear perfect for entertaining and offers pleasant views over the building's communal gardens.

The modern kitchen offers stylish kitchen units, electric fan-powered oven with induction and ventilation, dishwasher, washing machine and large fridge/freezer. There is storage available both above and below the kitchen units.

The reception space adjoined is plenty big enough for a seating area as well as a dining area, making it a wonderful space to entertain and relax. The space feels airy and light thanks to large windows with beautiful engineered wooden flooring throughout also featured.

The second bedroom, found immediately straight ahead when entering the apartment, provides ample space for a double bed with additional space reserved for free-standing furniture. There is also an abundance of fitted storage present.

The master bedroom next door has direct access on to the balcony and there is space for a large double bed, with additional space reserved for further free-standing furniture. The ensuite bathroom attached is equipped with a stand-alone shower, sink, and W.C. Both bedrooms are well lit.

The main bathroom is plenty large enough offering bath with overhead shower, basin with large mirror, heated towel rail, and W.C.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £4,300.00 per annum

Ground Rent - £100.00 per annum

Council Tax Band - D

## UTILITIES

Electricity – mains connected

Water – mains connected

Heating – Electric

Sewerage – mains connected

Broadband – Superfast Broadband

## LOCAL AUTHORITY

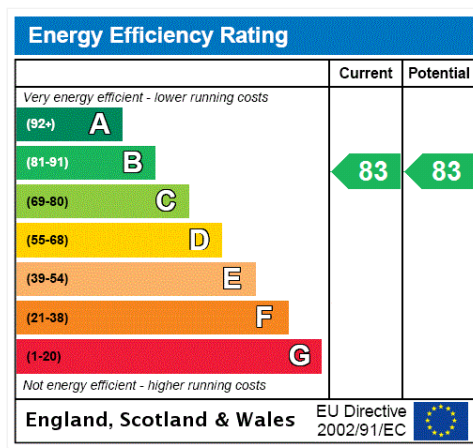
Southwark Council

## TENURE

Leasehold - 130 years less 5 days from 26 March 2009

## DIRECTIONS

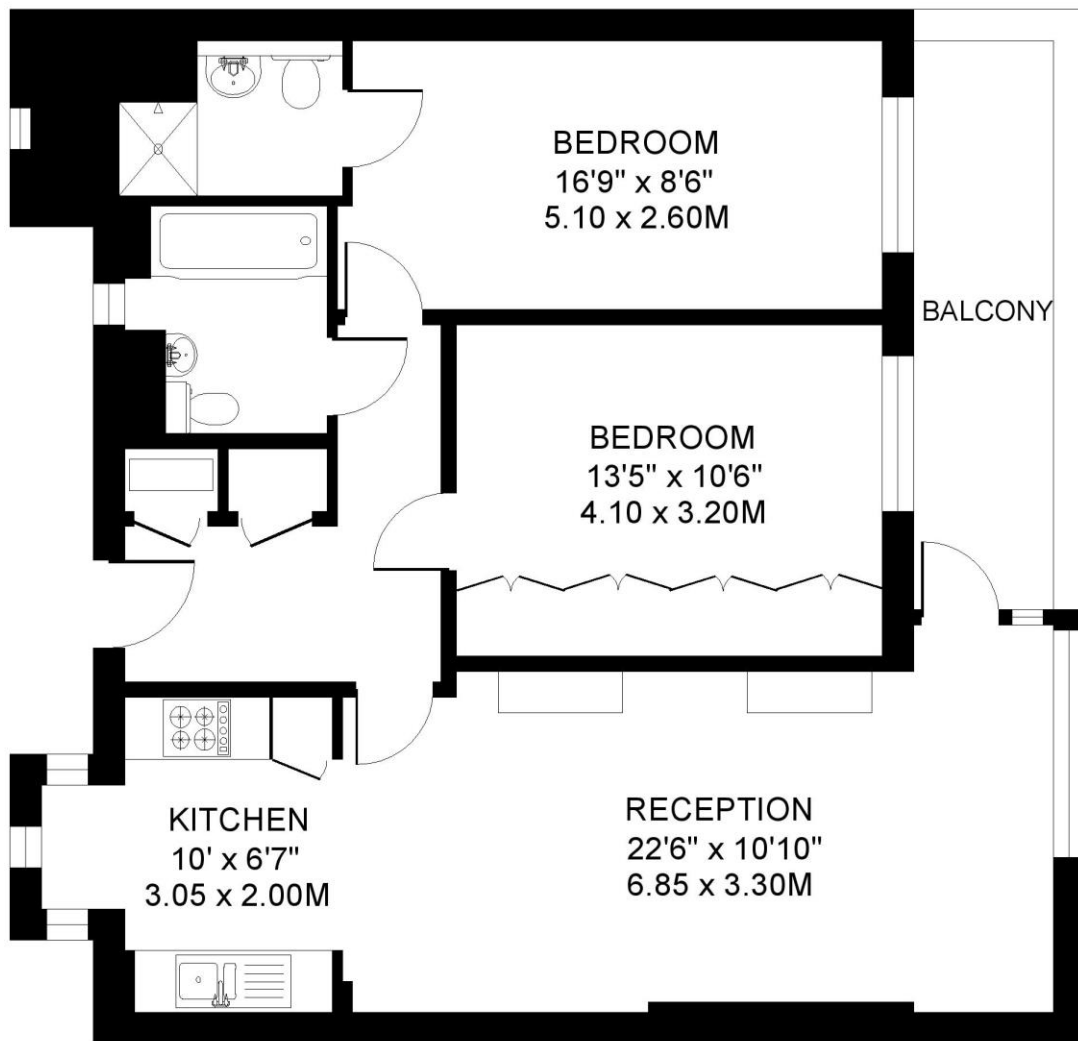
Kennington Underground Station (Northern Line) is just 0.8 miles away, whilst Elephant & Castle Underground Station (Bakerloo, Northern & Thameslink) is just 0.9 miles away. The area is also well served with frequent bus services to the city and beyond.





ROFFO COURT SE17  
2 BEDROOM FLAT

Approximate gross floor area  
814 SQ.FT. / 74.7 SQ.M.



THIRD FLOOR

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

Copyright: These plans should not be reproduced by any other person, without permission.  
Floorplan produced for Winkworth by Floorplanners 07801 228850

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)