

Roffo Court, Boundary Lane, London, SE17

£499,950 Leasehold, Chain Free

Stunning two-bedroom, two bathroom flat on the third floor of this modern block. The property boasts a spacious and well-maintained interior and there is a large private balcony that is a great place to enjoy on the sunnier days.

Winkworth

LOCATION

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

DESCRIPTION

Entering the flat on the third floor, the hallway has two storage spaces directly on your right.

Heading into the open plan kitchen/ reception. A wonderfully spacious and bright space that lets plenty of light in courtesy of the large window to the rear. The reception is suitable for a large sofa and dining table and also provides one of the three access points to the balcony.

The kitchen is well laid out and provides you with ample workspace and cupboard options. The kitchen has an oven and hob with extractor, built in fridge freezer and a dishwasher.

Opposite the front door is the second bedroom. A generous size suitable for a large double or king-sized bed. There is also plenty of space to add freestanding furniture and again have access to the balcony from this room.

The family bathroom is finished to a good standard, housing a bath with overhead shower, heated towel rack, sink and W.C.

The master bedroom is a fantastic size, suitable for a large double or king-sized bed. Again there is space for freestanding furniture and access to the private balcony. The ensuite is decorated nicely with a walk-in shower, heated towel rack, sink, W.C., and a large mirror covering one of the walls.

LOCAL AUTHORITY

Southwark Council

TENURE


Leasehold - 116 years

Ground Rent - £100 per annum

Service Charge - £357.27 per month (large contribution to the sinking fund)

DIRECTIONS

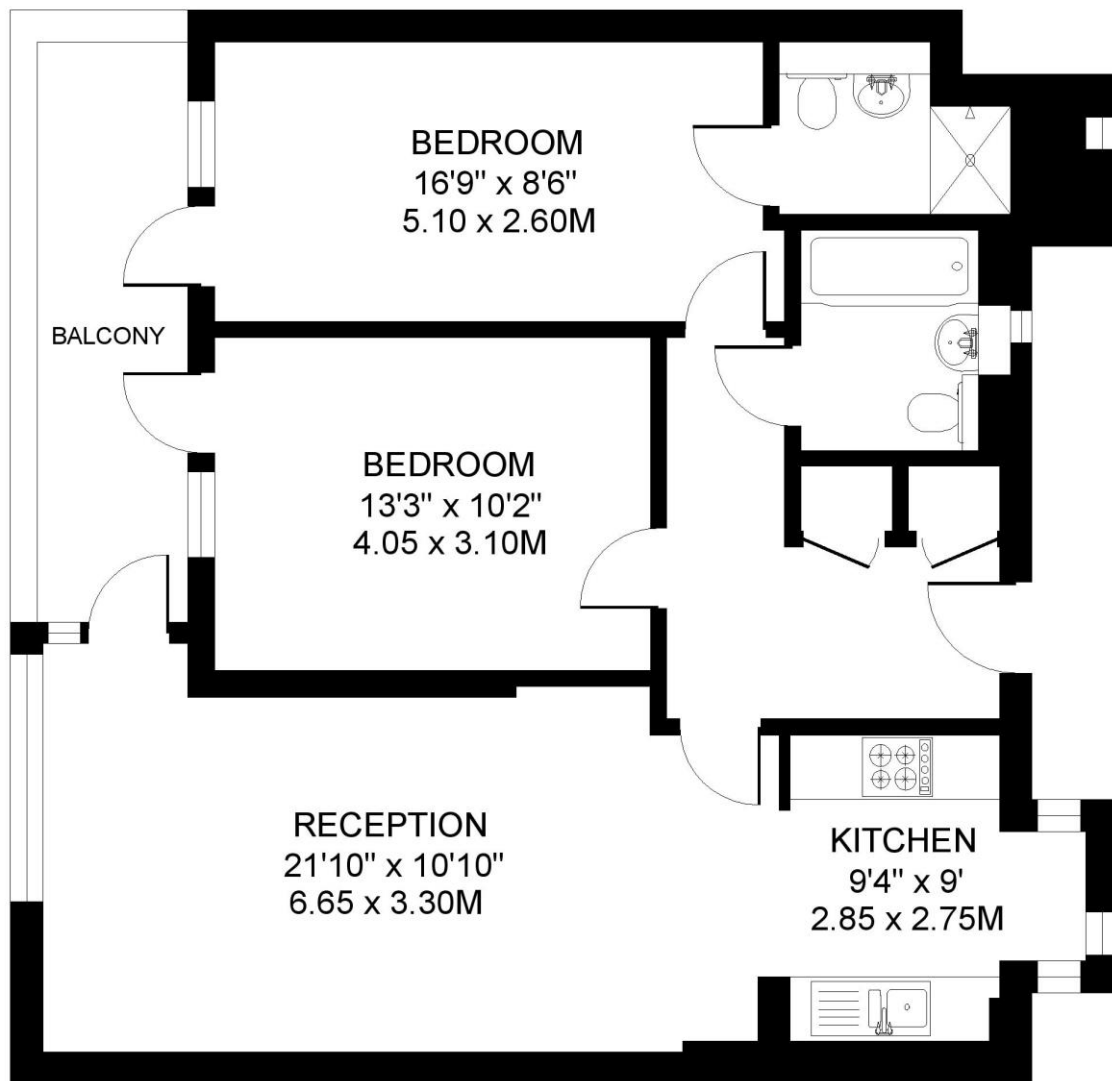
Kennington Station (Northern Line) is just 0.8 miles away, whilst Elephant & Castle Station (Bakerloo, Northern & Thameslink) is just 0.9 miles away. The area is also well served with frequent bus services to the city and beyond.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



ROFFO COURT SE17
2 BEDROOM FLAT

Approximate gross floor area
805 SQ.FT. / 74.8 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.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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