



**Roffo Court Boundary Lane, London SE17**

***welcome to***

## **Roffo Court Boundary Lane, London**

This stunning one double bedroom apartment is situated on the first floor of this sought after low rise modern building and is available for sale with the benefit of no onward chain. The property has been finished to a high specification and benefits from a lovely open plan living space along with a large private balcony. The property is located on the sought after Roffo Court development just moments from Walworth Road with its wide range of useful shops including three major supermarkets, along with an exceptional range of restaurants, a selection of boutique shops, cafes, restaurants and wine bars.

The location has excellent transport links with Kennington, Oval and Elephant & Castle stations all being close by, ideal for commuters. There are also multiple bus routes running along the Walworth Road to most parts of central London. The famous East Street Market and the green spaces of Burgess Park are also just a short distance away.

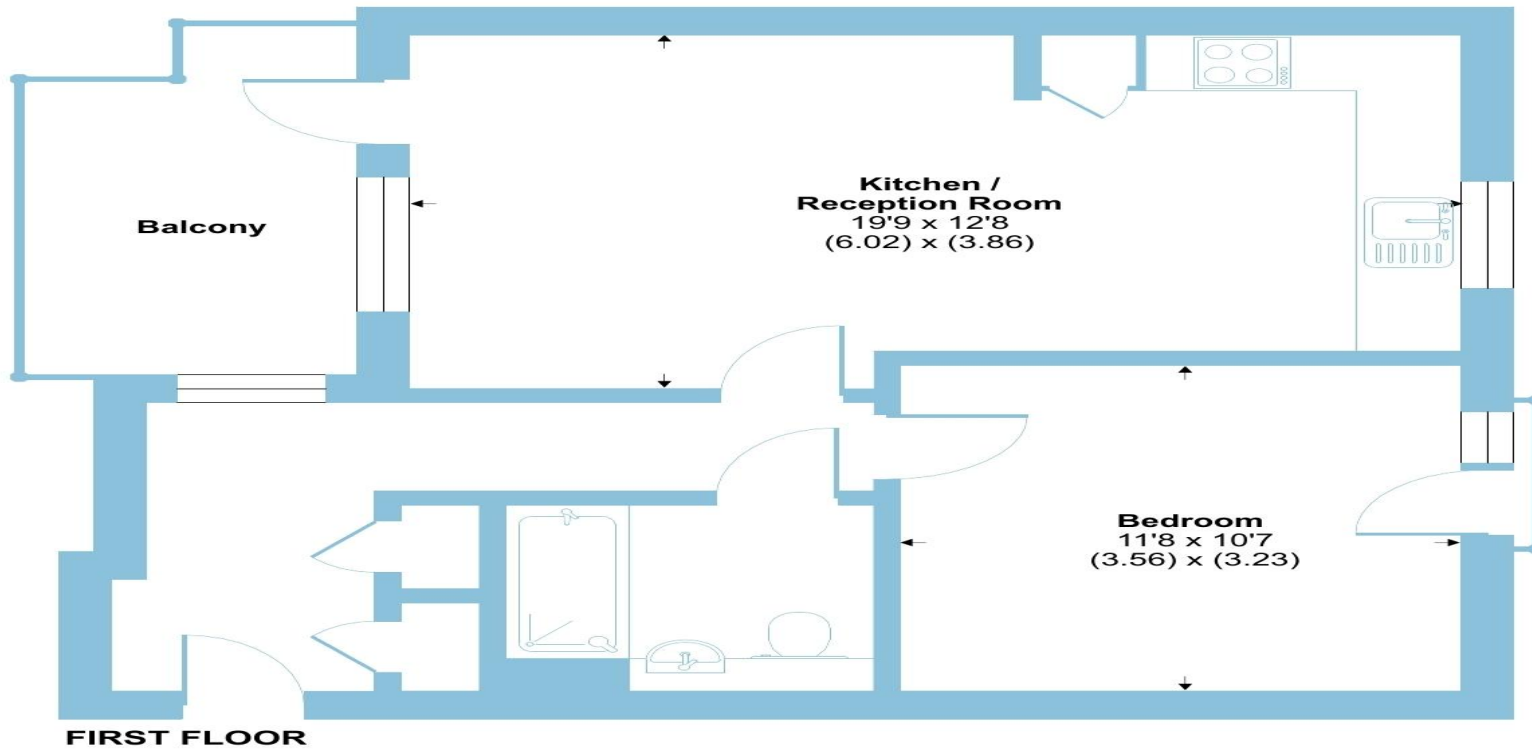
Early viewings are advised!



# Roffo Court, Boundary Lane, London, SE17

Approximate Area = 524 sq ft / 48.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Barnard Marcus. REF: 1053655



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## Roffo Court Boundary Lane, London

- One Double Bedroom
- First Floor
- Private Balcony
- No Onward Chain
- Modern Development

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3032.76

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 130 years from 26 Mar 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110268](https://barnardmarcus.co.uk/Property/KGT110268)



Property Ref:  
KGT110268 - 0029

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