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**Roffo Court Boyson Road, London SE17**

***welcome to***

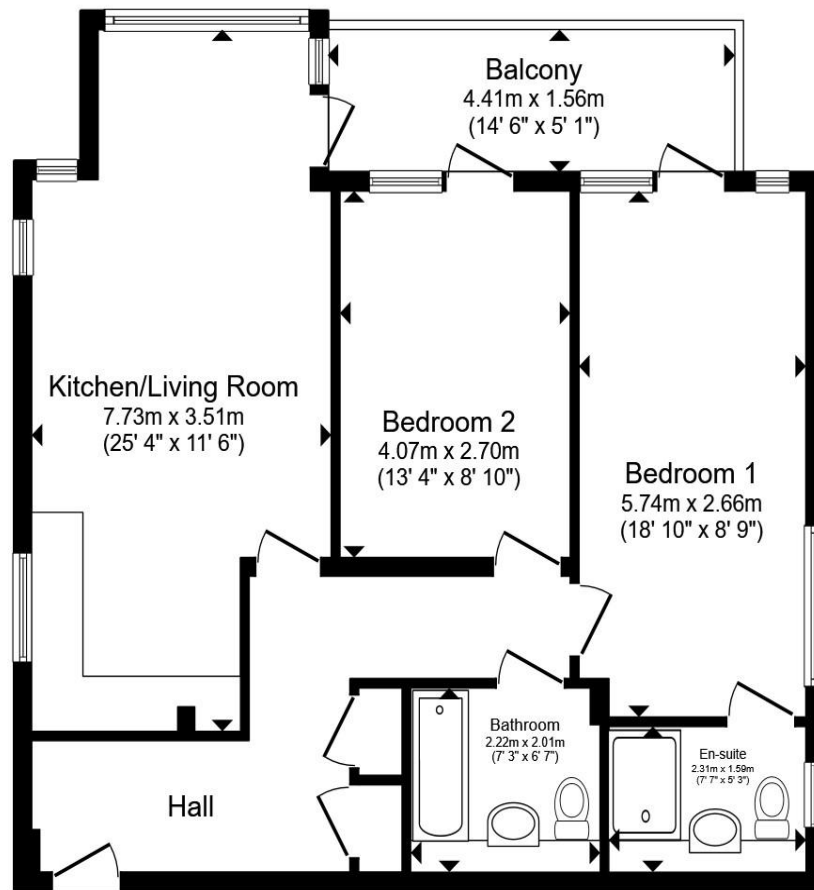
## **Roffo Court Boyson Road, London**

A fantastic and spacious two double bedroom two bathroom apartment with direct access to a good sized private balcony. The property is situated within this popular architecturally designed modern development and is available for sale with the benefit of no onward chain. Both bedrooms are genuine doubles making this property ideal for sharers, renters and young professionals alike. Roffo Court is moments away from the bustling Walworth Road with its wide range of useful shops, including three major supermarkets, along with an exceptional range of restaurants and ethnic food shops. The famous East Street Market and the green spaces of Burgess Park are also just a short distance away. Transport links are superb with regular buses to most parts of central London. The two nearest tube/train stations are Elephant and Castle and Kennington which are both easily accessible.

Accommodation consists of an entrance hall, two genuine double bedrooms with en suite to the master, open plan fully integrated kitchen/reception room, main bathroom and balcony.

Early viewings advised.





## Second Floor

Total floor area 71.9 m<sup>2</sup> (774 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Roffo Court Boyson Road, London

- Two Double Bedrooms
- Second Floor
- Private Balcony
- No Onward Chain
- En Suite to Master

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 4812.00

Ground Rent: 300.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £475,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110737](https://barnardmarcus.co.uk/Property/KGT110737)



Property Ref:  
KGT110737 - 0004

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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