



HUNTERS[®]

HERE TO GET *you* THERE

Roffo Court, SE17 | Offers In Excess Of £450,000
Call us today on 020 7708 2002



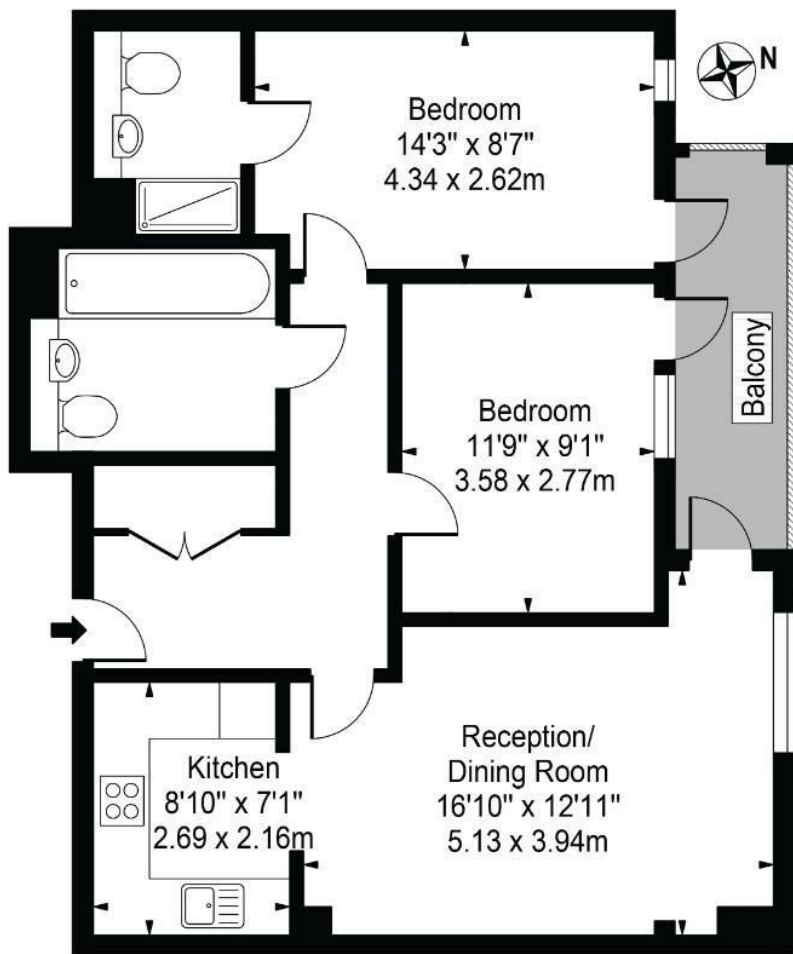
- Third Floor Apartment
 - Two Bedrooms
 - Two Bathrooms
- Balcony - With access from all rooms
 - Close to Burgess Park
 - Lease Length 115 Years
- Service Charge £4200 District heating - ask agent for further details.
- Ground Rent £300 PA
- Council Tax Band D
 - Chain Free

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Roffo Court, SE17 2FP

Approx. Gross Internal Area 712 Sq Ft - 66.15 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

A well-presented and modern two bed, two-bathroom apartment on the third floor of this popular block - with a balcony and communal garden. Chain Free!

Internally you are presented with a generously proportioned and bright semi -open plan reception, neutrally decorated with wooden flooring and spotlights. A modern fitted kitchen is off the reception, with integrated appliances to keep this space sleek, and composite worktops are nice finishing touch. The balcony can be accessed from the lounge or either bedroom. The smaller bedroom is adjacent, with crisp white walls and soft carpeting, it is a double with space for storage and will accommodate a king size bed and furniture. The master bedroom is a large double and has the same finish but has the benefit of an en-suite shower room. The main bathroom is smartly finished and partially tiled with a large inset mirror and three-piece bathroom suite, with a traditional bath for a relaxing soak and a shower over the bath for the morning dash.

Boundary Lane is just off Camberwell road which is in the heart of a regeneration scheme which has encouraged dramatic uplift in both Camberwell and Walworth. The nearest park is Burgess Park, the Park is Southwark's largest green-space and includes a lake, barbeque facilities, BMX track, tennis courts and community gardens. Camberwell is fast becoming a top-notch food destination with several Jay Rayner favourites. Walworth Road and Elephant and Castle are under-going a dramatic transformation attracting high-flying professionals. Elephant and Castle Underground Station (Northern, Bakerloo) is a couple of bus stops away or just a 0.9 mile walk. From here you also have a mainline station (Thameslink) and buses to the West End and City. Kennington station is also only a 0.8 mile walk away, offering Northern line services for both southbound and northbound tubes.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE