



Boundary Lane, SE17

£725,000

This fabulous two double bedroom top floor apartment is flooded with natural light. The spacious open-plan living area provides a fantastic space to entertain, enjoying direct access and unwinding. Additionally, it boasts a south-facing private 102sqm roof terrace.

Roffo Court is peacefully situated just off Walworth Road, offering convenient access to Elephant & Castle mainline and tube stations (Northern & Bakerloo Lines). A wide selection of local shops, restaurants, and coffee spots are nearby, along with the lush greenery of Burgess Park. This location is ideal for busy commuters, with frequent bus connections in all directions.

Features

- 102sq.m Roof Terrace
- Two Double Bedrooms
- Allocated Parking Space
- Open Plan Living
- Great Condition
- Two Bathrooms



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Occupying the top floor and with lift access, this wonderful home is in great condition throughout. The vibrant reception room is the real heartbeat of this excellent property, benefitting from floor to ceiling windows, offering space for both living and dining areas and combining brilliantly with the fitted kitchen.

French doors lead out onto the wonderful roof terrace which is drenched in sunlight and is perfect for those who love to entertain and unwind. There are an array of plants, shrubs in raised beds.

The main bedroom is a great size, benefitting from built in wardrobes, an ensuite shower room and access to the terrace. The second double bedroom also benefits from access onto the terrace and is well served by a smart family bathroom. Furthermore there is great storage throughout the property which also comes with an allocated parking space.



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Total area (approx.): 71.3 sq. m (767.4 sq. ft)
Terrace area (approx.): 102.9 sq. m (1107.6 sq. ft)