



## BOUNDARY LANE, SE17

£450,000

Private balcony  
Communal gardens  
Residents bike storage  
Secure development  
Lots of natural light  
Excellent condition

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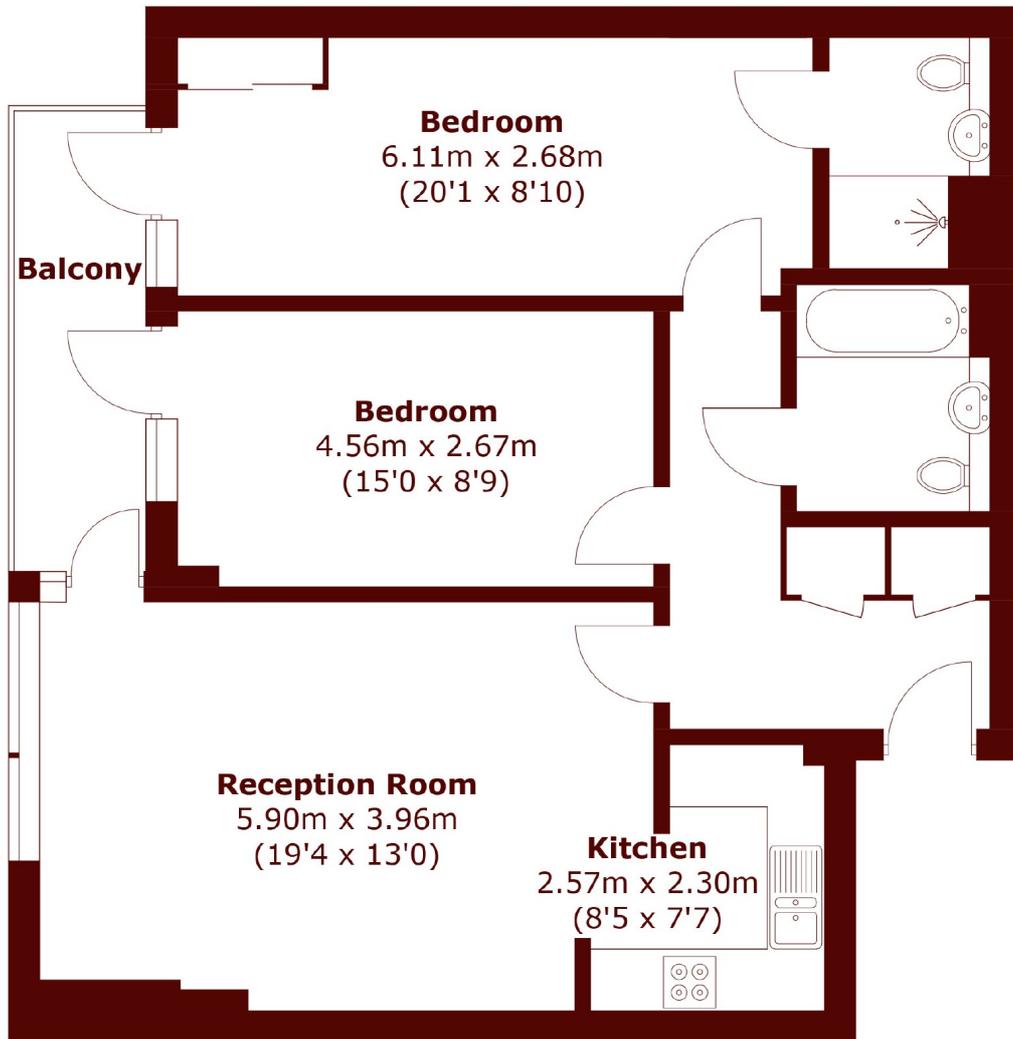
# ABOUT THE PROPERTY

An impressive two bedroom, two bathroom modern apartment offers 807 sq ft of well-designed living space. The spacious open plan reception easily accommodates a large dining table while maintaining a natural separation for the living area. The exceptional proportions of this apartment rival many three bedroom layouts. Each room enjoys direct access to a private balcony.

Quietly positioned just off Walworth Road, Roffo Court benefits from excellent transport links via Elephant & Castle mainline and underground stations. The area boasts a great selection of local shops, cafés, and restaurants, along with the green open spaces of Burgess Park nearby.



# STEP INSIDE BOUNDARY LANE



Total area (approx.): 75.0 sq. m (807.3 sq. ft)  
Balcony area : 5.7 sq. m (61.3 sq. ft)

**Kennington**  
020 7587 1533

Energy Rating: B We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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