



**Roffo Court Boyson Road, London SE17**



**welcome to**

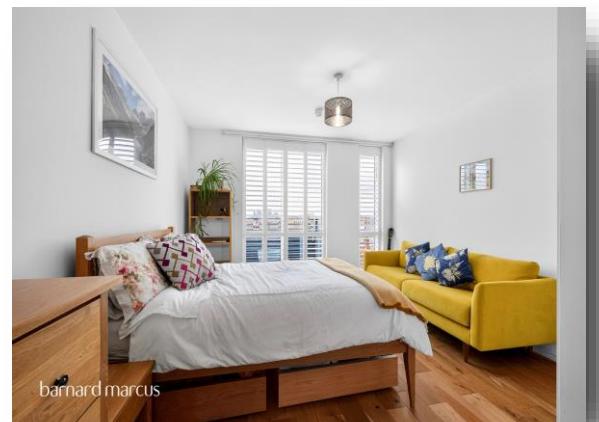
## **Roffo Court Boyson Road, London**

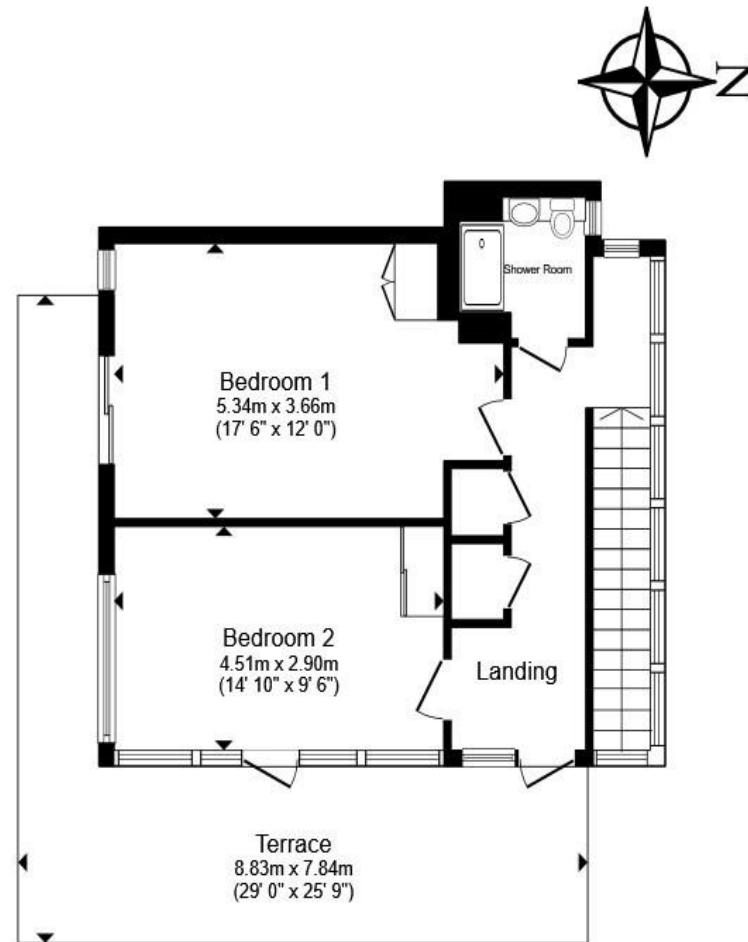
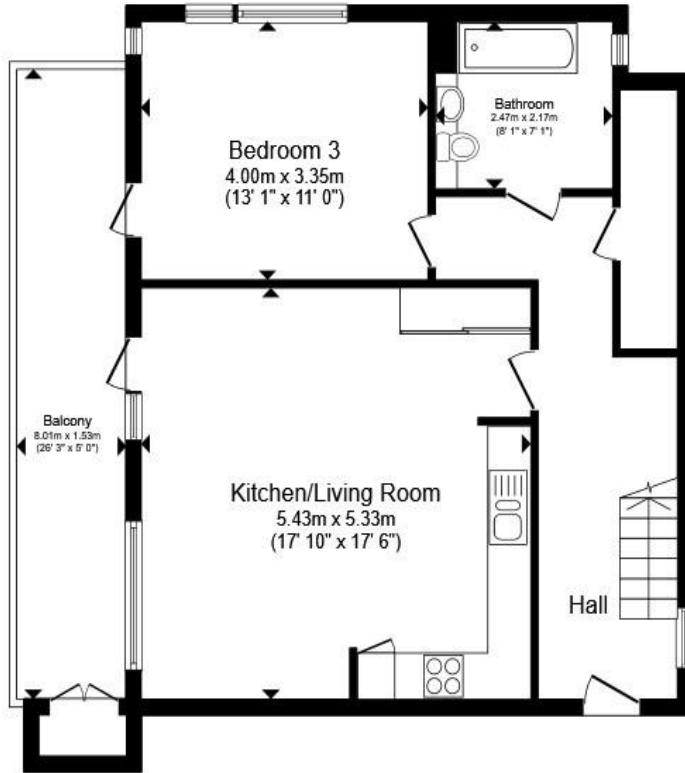
We are delighted to introduce a rare opportunity to acquire this simply stunning three double bedroom, two bathroom duplex penthouse, with direct access to a huge wraparound roof terrace along with a good size additional balcony to the lower level. Situated in a popular modern development, the property benefits from spectacular views, an allocated parking space, secure video entry and is offered for sale with no onward chain.

Located on the sought after Roffo Court development, the property is 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 is ideal for commuters, with Kennington, Oval and Elephant & Castle stations all being close by. The excellent transport links include multiple bus routes running along 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.

Accommodation comprises an entrance hall with good storage, three genuine double bedrooms of similar proportions, large open plan kitchen/living space with integrated appliances, two bathrooms and a large wraparound roof terrace plus second balcony. The property enjoys access to beautifully landscaped communal gardens and a privately owned parking space.





**Total floor area 115.4 m<sup>2</sup> (1,242 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)

welcome to

## Roffo Court Boyson Road, London

- Duplex Apartment offering spectacular views
- Three Double Bedrooms
- Two Bathrooms
- Huge Wraparound Roof Terrace
- No Onward Chain

Tenure: Leasehold EPC Rating: C

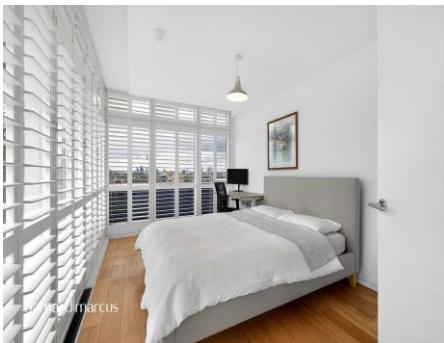
Council Tax Band: E Service Charge: 4611.00

Ground Rent: 350.00

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.

offers in excess of

**£625,000**



**view this property online** [barnardmarcus.co.uk/Property/KGT111100](http://barnardmarcus.co.uk/Property/KGT111100)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
KGT111100 - 0005

Please note the marker reflects the  
postcode not the actual property



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