



Roffo Court Boyson Road, London SE17

welcome to

Roffo Court Boyson Road, London

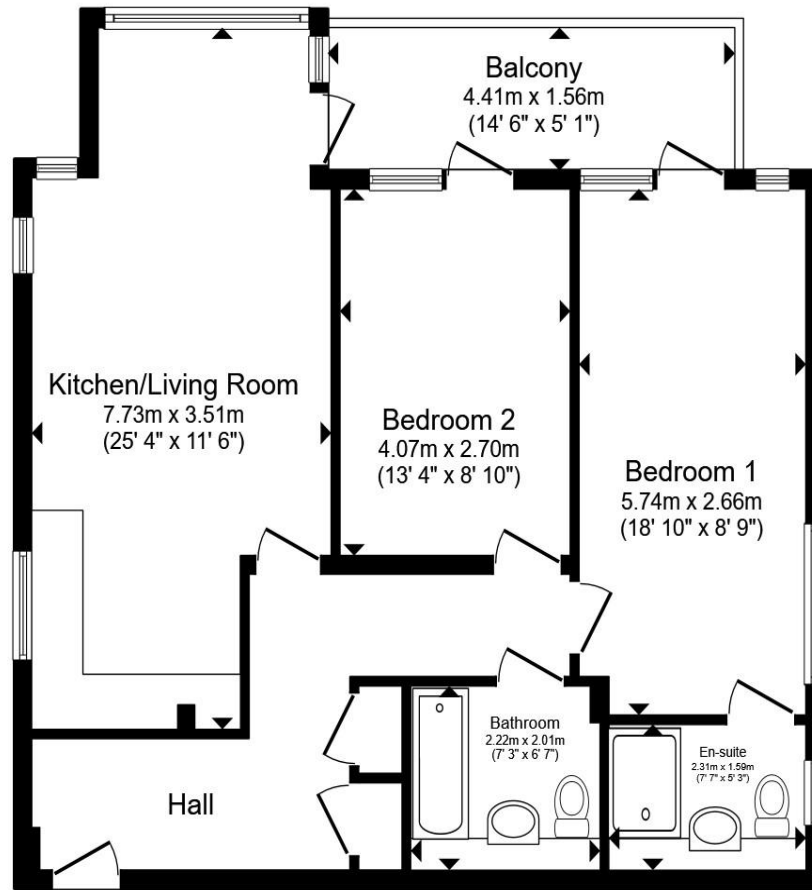
A fantastic and spacious two double bedroom two bathroom apartment with direct access to a good sized private balcony. The property is situated within this popular architecturally designed modern development and is available for sale with the benefit of no onward chain. Both bedrooms are genuine doubles 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.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Second Floor

Total floor area 71.9 m² (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

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- 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.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110737



Property Ref:
KGT110737 - 0005

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.

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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