

Roffo Court, Red Lion Row, London, SE17

£369,950 Leasehold

A well-sized, modern one-bedroom garden flat for sale in Walworth, located on the ground floor of this purpose-built development. Roffo Court is close to centre of the ever-changing Elephant and Castle regeneration with an abundance of amenities found nearby. EPC rating - C

Winkworth

LOCATION

The property is found on Red Lion Row, which is an excellent location due to its proximity to a wide range of amenities found on Camberwell Road and Walworth Road; the popular Burgess Park is only a short walk away.

DESCRIPTION

A stunning one-bedroom, one-bathroom apartment on the ground floor of this modern, purpose-built block. Upon entering through a private front door, you will instantly notice the apartment is spacious, finished to a high standard and has good natural light. You are immediately greeted by a spacious entrance hallway with large built-in storage available.

The open-plan kitchen and reception area provides ample space which is perfect for entertaining or relaxing.

The modern kitchen offers sleek kitchen units – electric fan-powered oven with induction and ventilation, dishwasher, washing machine and fridge freezer. There is storage available both above and below the kitchen units.

The adjoining reception area has ample space for a seating area as well as a dining area, making it a wonderful area to relax and entertain. The space feels light and airy thanks to the large glass doors and beautiful engineered wooden flooring throughout.

The master bedroom has space for a large double bed, freestanding furniture and well-sized, built in wardrobes.

The main bathroom is large comprising a bath with shower, basin with a vanity mirror, heated towel rail and a W.C.

To the rear of the property is the garden area which looks onto the courtyard of the building. It is a paved area with space for a table, chairs and various plant pots – the ideal place to enjoy your morning coffee. There is also a private patio area to the front of the property, which benefits from bike storage.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX BAND

Service Charge - £2,280 per annum (inc sinking fund)

Grand Rent - £250 per annum

Council Tax Band - C

PARKING

A permit for on-street parking can be obtained from Southwark Council.

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – electric

Sewerage – mains connected

Broadband – superfast broadband

LOCAL AUTHORITY


Southwark Council

TENURE

Leasehold - 130 years less 5 days from 26 March 2009

DIRECTIONS

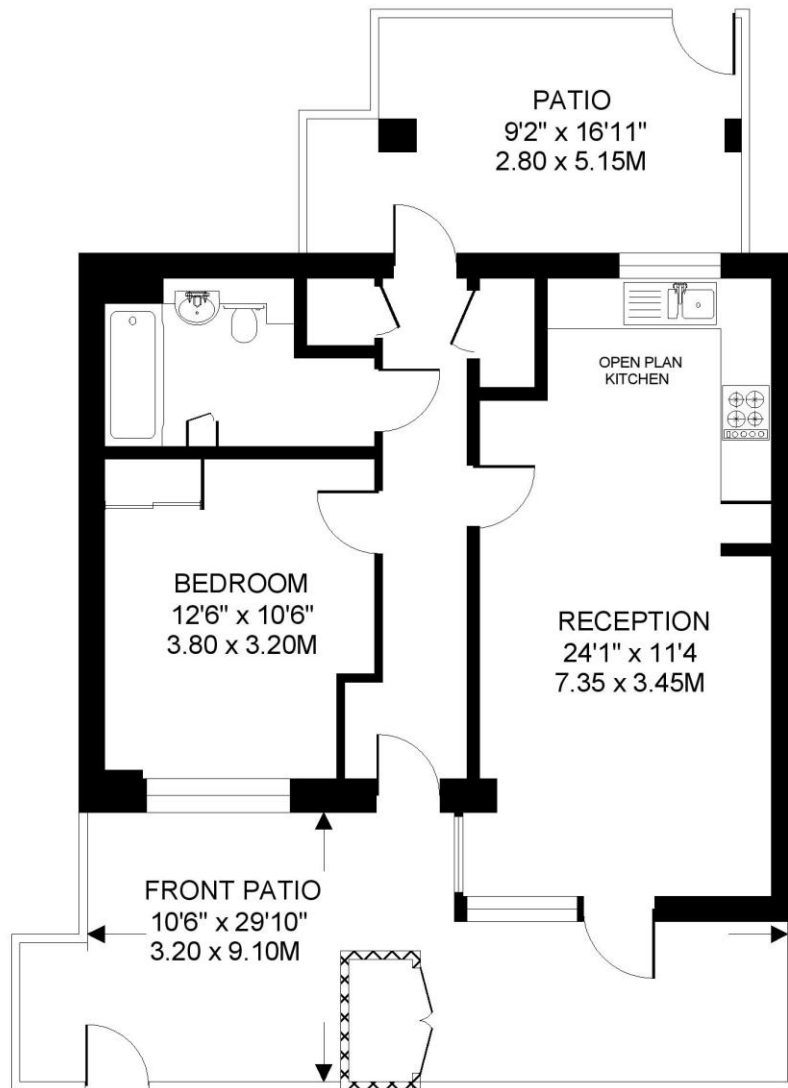
Kennington Underground Station (Northern Line) is just 0.8 miles away, whilst Elephant & Castle Underground Station (Bakerloo, Northern & Thameslink) is just 0.9 miles away. The area is also well served with frequent bus services to the city and beyond.

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



ROFFO COURT . SE17
1 BEDROOM FLAT

Approximate gross floor area
561 SQ.FT / 52.1 SQ.M.



GROUND FLOOR

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.
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Floorplan produced for Winkworth by Floorplanners 07801 228850

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