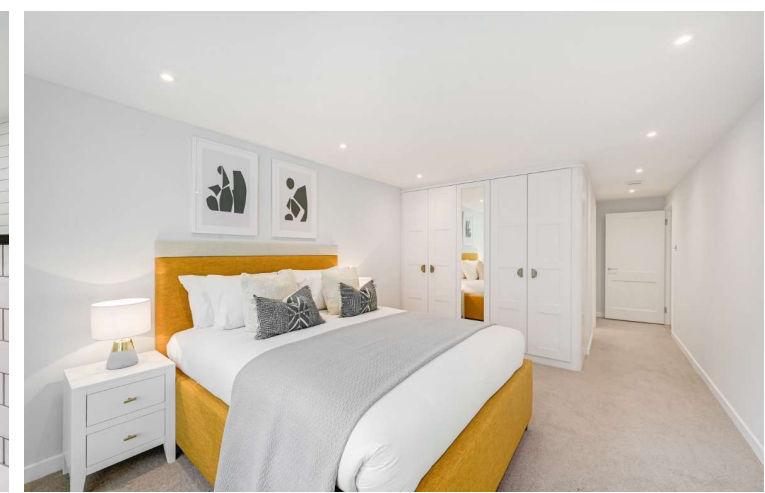




Rochester Row
London, SW1P

CHESTERTONS





Located on the second floor of this portered purpose built block is this fabulous apartment which offers immaculate and well-proportioned living accommodation having recently undergone a complete refurbishment.

The reception room is sufficiently sized to incorporate a dining area and large seating area as well as a window seat offering views into Vincent Square, there is a bespoke modern kitchen with ample storage, two large double bedrooms (master with en-suite) and further separate family shower room.

Throughout the apartment is in fantastic condition and effortlessly stylish making this a perfect central London home.

Rochester Row is conveniently located for the shops, cafes and restaurants of Westminster and Pimlico. The nearest transport links can be found at Victoria (Victoria, Circle and District lines, mainline station and Gatwick Express).

- Immaculate Two Double Bedroom Apartment
- Large Reception Room with Dining Area
- Modern Fitted Kitchen
- Ample Storage Throughout
- Naturally Bright
- Porter, Lift and No Onward Chain

Asking Price £1,275,000

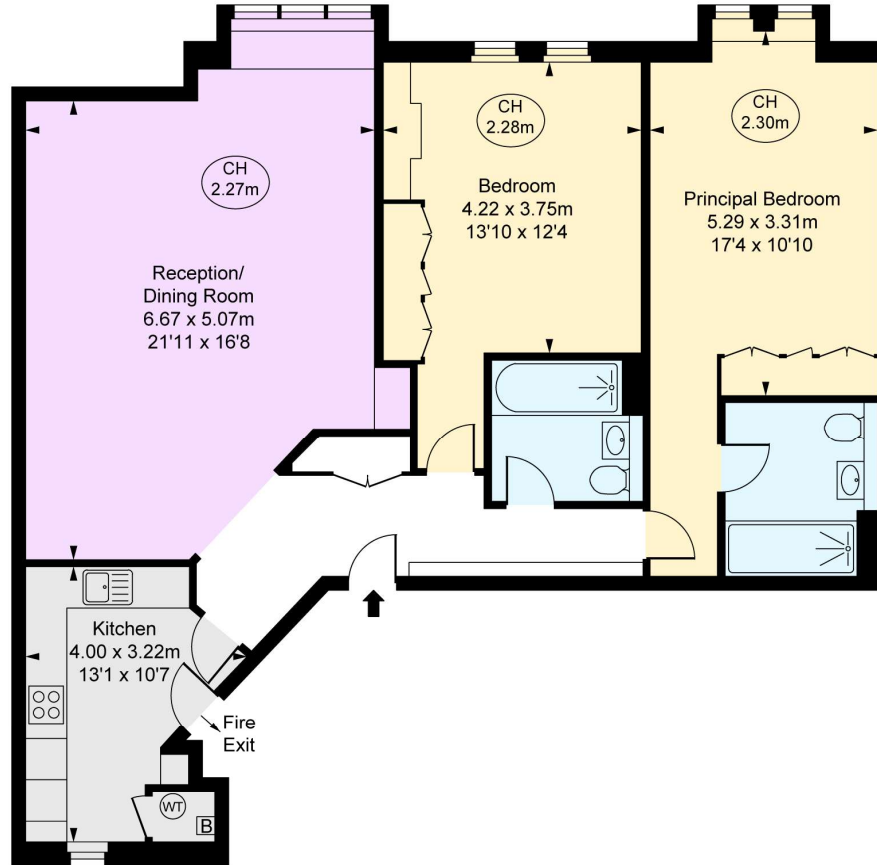
Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			
		78	85

Tenure: Leasehold 165 Years from 25 March 1976
Service Charge: £9,099 (Approximately)
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: G

Chestertons Westminster & Pimlico Sales

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 London
 SW1V 1DZ
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Rochester Row, SW1P
Approximate Gross Internal Area
104.55 sq m / 1,125 sq ft
(CH = Ceiling Heights)



Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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