



Rochester Row
London, SW1P

CHESTERTONS



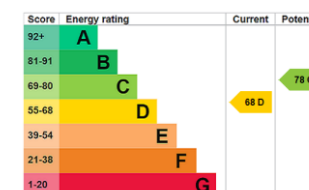


A charming split-level upper maisonette featuring a private entrance and approximately 938 sq ft of internal living space, complemented by a generous 275 sq ft private roof terrace. The first floor includes a spacious, bright reception room at the front, complete with shutters, a WC, and a large eat-in kitchen that opens onto the expansive decked terrace. Upstairs, the second floor offers two well-proportioned double bedrooms with built-in storage and a modern family bathroom with built-in storage below and above the sink.

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).

- Charming split-level upper maisonette with a private entrance
- 938 sq ft of internal living space
- Generous 275 sq ft private roof terrace
- Spacious, bright reception room at the front with shutters
- Large eat-in kitchen with access to the expansive decked terrace and a WC on the first floor
- Two well-sized double bedrooms and a modern family bathroom upstairs

Asking Price £950,000



Tenure: Leasehold - 125 years from 5 October 1983

Service Charge: £0

Ground Rent: £72 Per Annum

Local Authority: City of Westminster

Council Tax Band: G

Chestertons Westminster & Pimlico Sales

105 Wilton Road

London

SW1V 1DZ

westminster@chestertons.co.uk

020 3040 8201

chestertons.co.uk

Rochester Row, SW1P

Approximate Gross Internal Area
87.12 sq m / 938 sq ft

(CH = Ceiling Heights)



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.
© Fulham Performance

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable