



10 Rochester Row, Westminster  
London SW1P

GARTONJONES.COM



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## £700,000 Leasehold - Share of Freehold

We are pleased to offer this \*\*Investment Sale \*\*of a spacious 2 bedroom fully furnished apartment located in this modern development in the heart of Westminster. This accommodation measures at 694sq.ft (64.5sq.m) and comprises of an open plan integrated kitchen and reception room with access to a private balcony, 2 bathrooms (1 en-suite) and two double bedrooms with the second currently configured as an office. Residents of 10 Rochester Row benefits from a gymnasium, daytime concierge service and the property includes a secure underground parking space. Rochester Row is conveniently located for easy access to the transport services of St James's Park, Westminster, Victoria and Pimlico which are all within walking distance. There is an abundance of local amenities including a variety of retail stores along Victoria Street with the Curzon Cinema and many restaurants including the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. The transport links of St James's Park, Westminster and Victoria are all within walking distance. Garton Jones manage this apartment and are located close by so are readily available for viewings. The annual rental income is £33,800 per annum and the tenancy expires on the 30/03/2026 (4.8% gross yield).

Leasehold: 150 years from 2010 plus Share of Freehold  
Service Charge: £5650 Per Annum  
Council Tax Band F (London Borough of Westminster)  
EPC Rating: C (77)

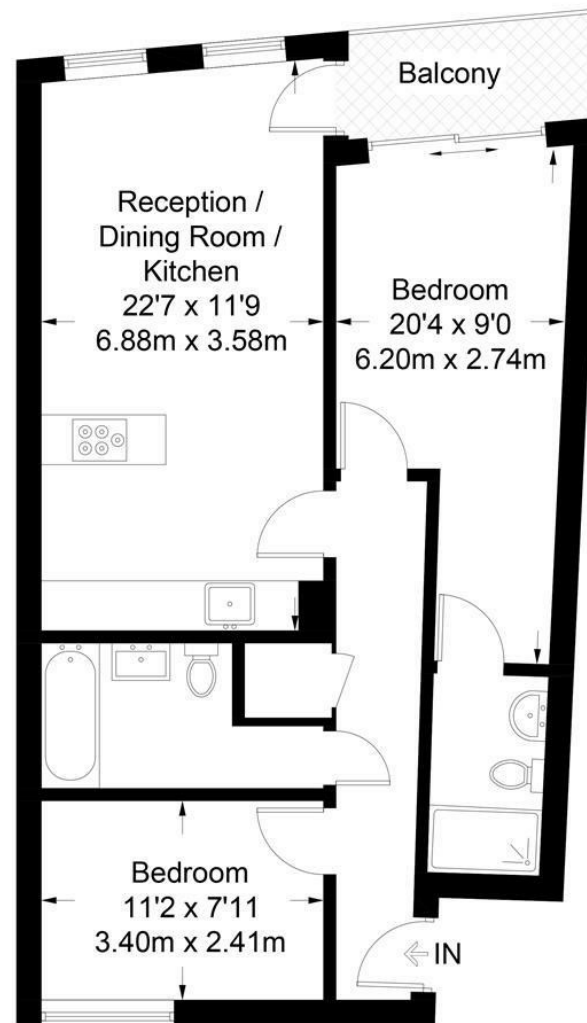
- 2 Bedroom Apartment
- Reception Room
- Open Plan Integrated Kitchen
- Modern Bathroom
- Balcony
- Concierge
- Residents Gymnasium
- Secure Underground Parking
- Moments From The Transport Links of St James Park, Victoria And Westminster



EPC certificate available on request.

# **Rochester Row**

Approximate Gross Internal Area = 694 sq ft / 64.5 sq m



## **First Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



