



**ROCHESTER ROW**  
WESTMINSTER

**JACKSON-STOPS** 

## ROCHESTER ROW, WESTMINSTER, SW1P

ASKING PRICE: £425,000

A bright and beautifully designed studio apartment is presented for sale in Westminster, SW1.

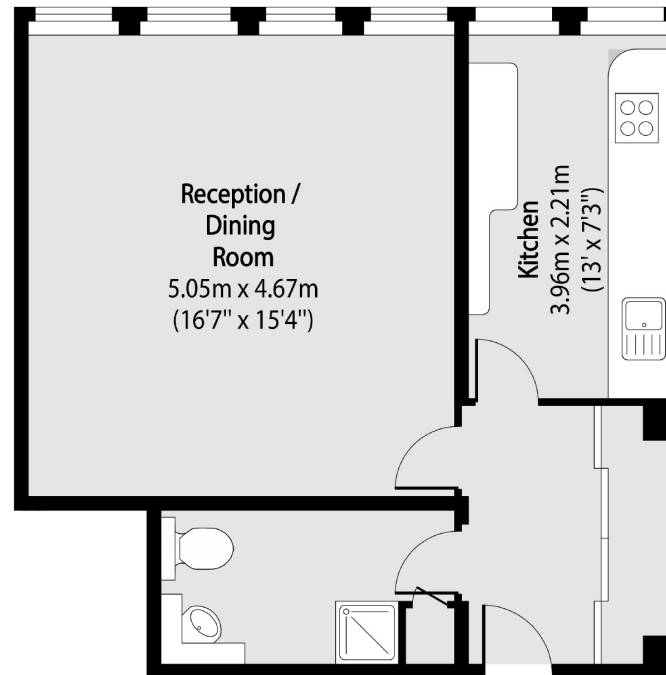
This third floor (with lift) apartment comprises an open plan reception / studio room with wooden floors and a separate kitchen with plenty of natural light. This will make an excellent rental investment but would also make an ideal pied-a-terre or first time purchase, given its central location and proximity to nearby transport.

The transport links include St James' Park, Westminster and Victoria mainline station with Underground and Gatwick Express Services within walking distance as well as a selection of bus services that provide access to the South Bank. Emanuel House is also conveniently located for the many shopping facilities, restaurants and bars located along Victoria Street.

### KEY FEATURES

- Studio Apartment
- Lift
- Ground Rent: £10 pa
- Service Charge: c. £4200 pa
- Leasehold: 85 yrs remaining
- Sole Agent

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



Third Floor

Total area (approx): 46.45 sq m (488 sq. ft)

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PIMLICO

020 7828 4050

pimlicosales@jackson-stops.com

jackson-stops.co.uk

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