



Rochester Row
London, SW1P

CHESTERTONS





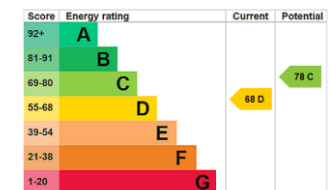
A charming split-level upper maisonette featuring a private entrance and approximately 938 sq ft of internal living space, complemented by a generous 275 sq ft private roof terrace. The first floor includes a spacious, bright reception room at the front, complete with shutters, a WC, and a large eat-in 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).

Please note some of the images have been computer generated.

- 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 £965,000



Tenure: Leasehold – Currently in the Process of Being Extended - Will be Sold with an Extended Lease 999 Years
Service Charge: Ad - Hoc
Ground Rent: £72 Per Annum
Local Authority: City of Westminster
Council Tax Band: G

Chestertons Westminster & Pimlico

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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.
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