

**ROCHESTER ROW**  
WESTMINSTER

**JACKSON-STOPS** 

## ROCHESTER ROW, WESTMINSTER, SW1P

ASKING PRICE: £510,000

This modern one bedroom flat is located on the third floor (with lift) in a private residential building in Westminster, SW1. The property benefits from an allocated underground parking space and a concierge service.

The flat features a spacious reception room ideal for relaxing or entertaining, a well equipped kitchen with contemporary appliances, a generous bedroom with built in wardrobes, and a stylish modern bathroom finished to a high standard. Residents enjoy lift access and the added security of a concierge. The property is within easy walking distance of Victoria and St James's Park stations, offering excellent transport links and many local amenities nearby. This flat is an excellent opportunity for homeowners or investors alike and is well worth viewing.

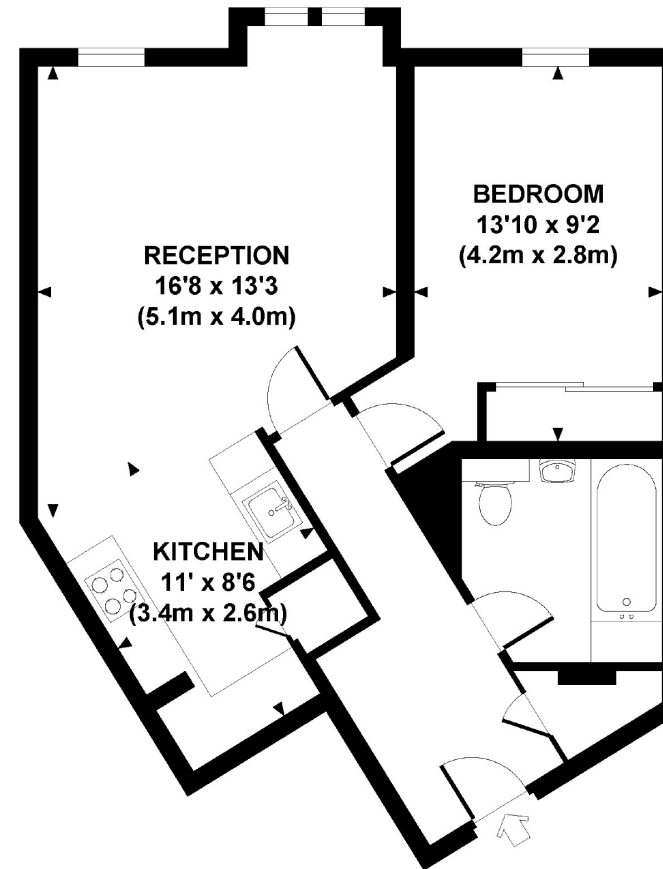
### KEY FEATURES

- Leasehold: 115 Yrs Left
- Porter
- Underground Parking
- No Onward Chain
- Close To Victoria Station
- Service Charge: £5,924 pa

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.

## ROCHESTER ROW, SW1

Approx. gross internal area  
574 Sq Ft. / 53.4 Sq M.



THIRD FLOOR

dsg All measurements are approximate and for illustrative purposes only as defined by the RICS Code of Measuring Practice © 2011  
Drawing Jones Design www.drawingjones.com 020 7510 9933

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PIMLICO

020 7828 4050

pimlicosales@jackson-stops.com

jackson-stops.co.uk

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