



**Flat 24, Rogers House Page Street, London, SW1P 4EX**  
**Offers in excess of £360,000**

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A one-bedroom apartment situated close to Victoria, Westminster and Pimlico underground stations  
Situated in the heart Westminster and surrounded by a wonderful array of shops, restaurants and theatres. Great investment opportunity with a low service charge.  
This property presents the opportunity of enhancing its value though some modernisation and cosmetic works.  
Suitable for both first time buyers or investors.

Situated within the heart Westminster, surrounded by a wonderful array of shops, restaurants, and theatres.

**\*\*Photos of the bedrooms have been digitally dressed for marketing purposes.**

Approximately 87 years remaining on lease

Ground rent amount: £10pa

Ground rent review period: Ask Agent

Service charge amount: approx. Approx.

£1,512pa

Service charge review period: Ask Agent

Council tax band: B (Westminster Council)

Electricity supply – Mains | Heating - Gas  
Mains | Water supply – Mains | Sewerage  
– Mains | Internet: FTTP | Lift Access |  
Cladding: Brick Built. | Parking: No

To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Westminster Council Website, Planning & Building Control

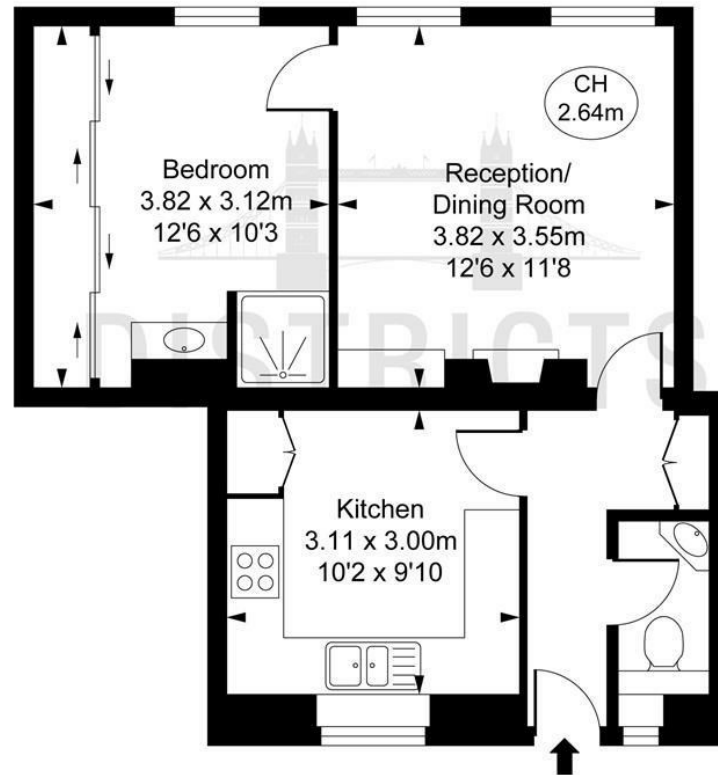








Rogers House,  
Page Street, SW1P  
Approximate Gross Internal Area  
42.50 sq m / 458 sq ft  
( CH = Ceiling Heights )



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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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 80                      |
| (55-68) D                                   | 67      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.