

PESTELL & Co

ESTABLISHED 1991



ROCHESTER ROW, LONDON, SW1P

PRICE – £3,500 PCM

- 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT TO LET
- AVAILABLE IMMEDIATELY
- FURNISHED
- DEPOSIT OF £4,038
- SPACIOUS LIVING ROOM DINER
- INTEGRATED APPLIANCES TO KITCHEN
- EN-SUITE TO PRINCIPAL BEDROOM
- EXCELLENT TRANSPORT LINKS
- CLOSE PROXIMITY TO LOCAL AMENITIES WITHIN PIMLICO & VICTORIA
- SECURE UNDERGROUND PARKING AVAILABLE VIA SEPARATE NEGOTIATIONS

We are delighted to offer this amazingly presented two double bedroom first floor apartment to let in the desirable location of Rochester Row. This property boasts a spacious living room diner, kitchen with integrated appliances, en-suite shower room to the principal bedroom, built-in wardrobes to both bedrooms and a three piece family bathroom. Rochester Row is excellently located within close proximity to transport links and local amenities within Pimlico & Victoria.





With door opening into:

Entrance Hall

With inset ceiling downlighting, wall mounted fuseboard, telephone entry system, large airing cupboard housing pressurised hot water cylinder and storage, power points, wall mounted radiator, fitted carpet and doors to rooms.

Living Room Diner 17'7" max x 15'10"

With two sliding sash windows to front, ceiling lighting, wall mounted radiators, TV and power points, opening through to kitchen, fitted carpet.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface and splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring Siemens gas hob with Siemens oven beneath and stainless steel Neff extractor fan above, integrated Bosch microwave, integrated fridge freezer, integrated dishwasher, integrated washer dryer, wall mounted radiator, window to rear, inset ceiling downlighting and counter display lighting, wood effect laminate flooring and power points.

Bedroom 1 – 17'7" max x 10'0"

With window to front, ceiling lighting, built-in double wardrobe with hanging rail and shelving, wall mounted radiator, TV and power points, fitted carpet and door through to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with twin taps, half-tiled surround, wall mounted mirror, electric shaving point, wall mounted chromium heated towel rail, extractor fan, inset ceiling downlighting and tiled flooring.

Bedroom 2 – 12'0" x 9'4"

With large window to front, ceiling lighting, wall mounted radiator, TV and power points, built-in double wardrobe with hanging rail and shelf, fitted carpet.

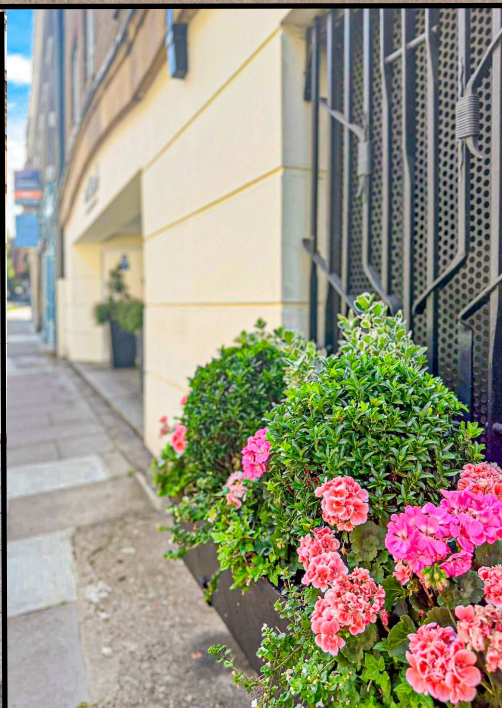
Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment, full-tiled surround, close coupled WC, pedestal wash hand basin with twin taps, wall mounted mirror, electric shaving point, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan and tiled flooring.

OUTSIDE

Externals

This property is just north-west of the beautiful Vincent Square and is excellently located within close proximity to transport links and local amenities within Pimlico & Victoria. There is secure underground parking available via separate negotiations.



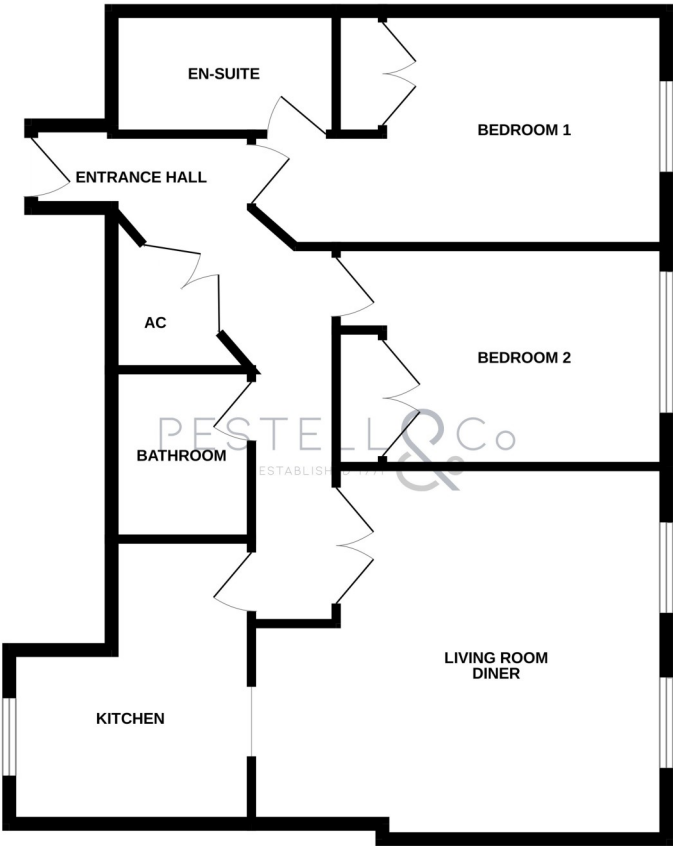
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

1ST FLOOR
865 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Rochester Row is a historic street within Westminster just north-west of the beautiful Vincent Square. The property is within close proximity to an abundance of local amenities such as retail shops and restaurants, and there are excellent transport links near by such as the Victoria Station (1.4m) providing mainline national network and underground services, then Pimlico (0.8m), Westminster (0.8m) and St. James' Park (0.5m) stations offering additional underground services.

DIRECTIONS



FULL PROPERTY ADDRESS

Flat 3, 66 Rochester Row, London, SW1P 1JU

COUNCIL TAX BAND

Band G

SERVICES

Gas central heating, mains drainage and water

LOCAL AUTHORITY

Westminster City Council, Westminster City Hall, 64 Victoria Street, London, SW1E 6QP

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 15/07/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?