



ROCHESTER ROW, SW1P

£850,000

LEASEHOLD

At a glance...

- Large Private Terrace
- Two Double Bedrooms
- Lease currently being
- extended to 999 years
- Two Bathrooms
- Own front door
- GARDEN

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

ROCHESTER ROW, SW1P

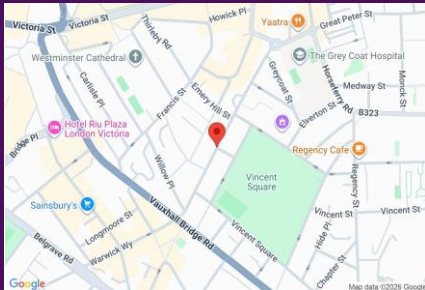
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**** LEASE IS CURRENTLY IN THE PROCESS OF BEING EXTENDED TO 990 YEARS****

A well located, two bedroom, split level apartment on Rochester Row, SW1P, spanning c.955 sq ft. The first floor comprises of a spacious, light and bright reception room to the front with shutters, brand new bathroom and a large eat-in kitchen with access onto the enormous decked terrace.

The second floor comprises two good sized double bedrooms and a modern family bathroom with shower over bath, storage underneath and above the sink and a heated towel rail.

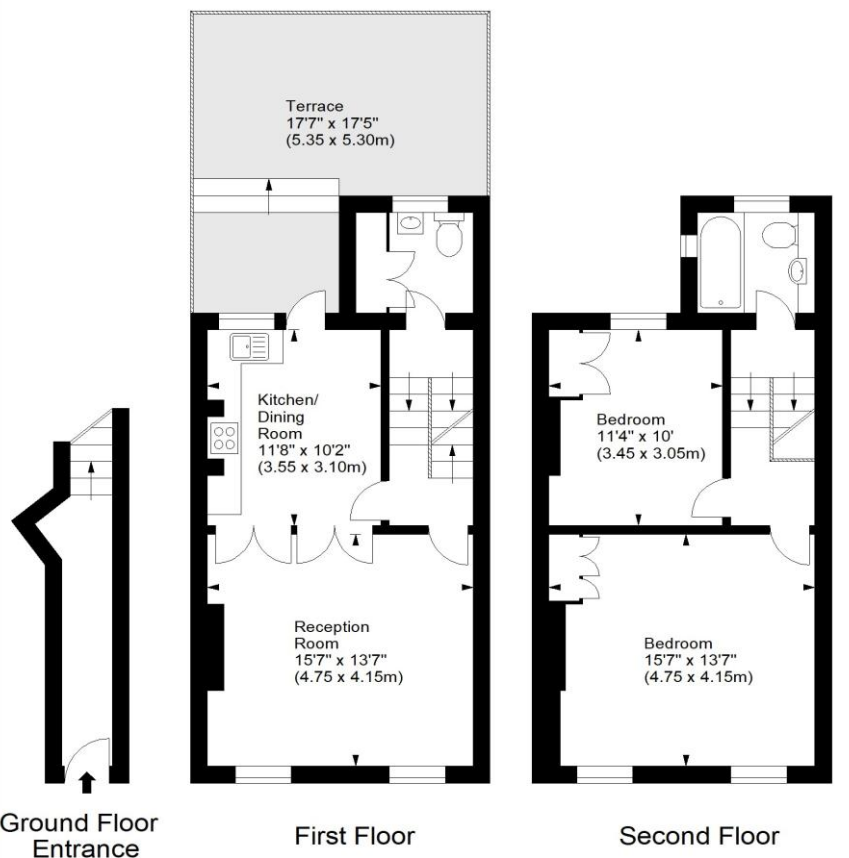
The property further benefits from it's own front door, recent redecoration, secondary glazing to the front and being located only moments away a selections of cafes, bars and restaurants of Pimlico and Victoria. Transport links can be found via Victoria (0.4 miles) and Pimlico (0.6 miles - Victoria Line).



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Rochester Row, SW1

Approx. Gross Internal Area
955 Sq Ft - 88.72 Sq M



For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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