



ROCHESTER ROW, SW1P

£850,000

LEASEHOLD

At a glance...

- Substantial rear decked terrace
- Own ground floor entrance
- Two double bedrooms with fitted wardrobes
- Folding doors between reception and dining area

Winkworth

for every step...



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

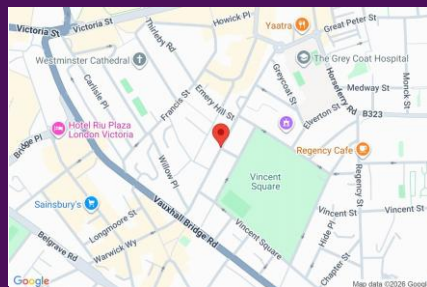
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A substantial rear terrace and flexible entertaining accommodation are the defining features of this two bedroom maisonette on Rochester Row. Approached through its own ground floor entrance, the home extends to approximately 955 sq ft across the first and second floors, with the bedrooms privately arranged above the main living areas.

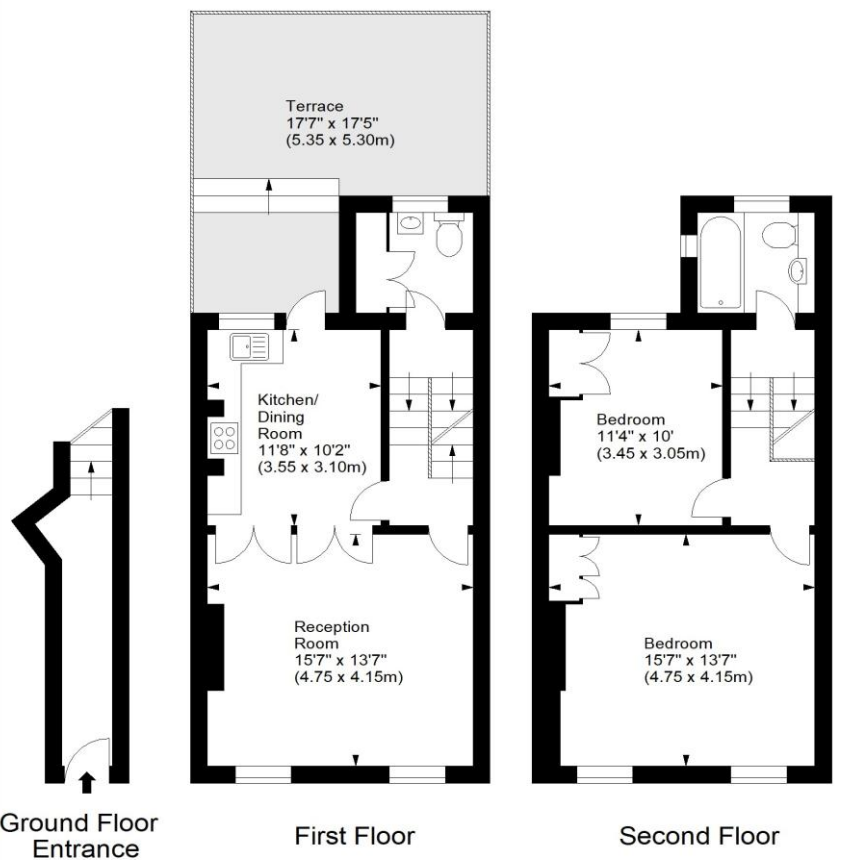
At the front, an inviting reception room features shuttered windows and fitted cabinetry. Folding glazed doors can open the room to the separate kitchen and dining area behind, creating a sociable sequence of spaces for everyday living or entertaining. Steps lead out to the decked terrace, which provides a welcome setting for outdoor dining. Both double bedrooms offer fitted wardrobes, with a family bathroom on the upper level and a guest cloakroom below.



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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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