



Beautiful three bedroom apartment with patio.

Rochester Row, London, SW1P

Guide Price £1,000,000 Leasehold (135 years remaining)



Open plan contemporary kitchen/reception room •
Master bedroom with en suite shower room • Two further
bedrooms • Terrace • Long leasehold

Local Information

Rochester Row runs between Vauxhall Bridge Road and Horseferry Road, near to Vincent Square and Victoria Street.

In recent years Victoria has seen significant re-development, to become renowned as a hub for culture food and fashion. With a wide selection of amenities, from Michelin star restaurants to theatres, cinemas, concert halls and art galleries, this is a location that provides for every type of lifestyle aspiration.

Transport connections locally are superb with Victoria Station being close by and providing mainline national network services and the Gatwick Express. Underground services are accessed from Victoria, Pimlico and St James's Park for the Victoria Line, District and Circle and Jubilee lines.

This is also an ideal location for enjoying the many World renowned and iconic landmarks of Westminster, including Houses of Parliament, Westminster Abbey and Cathedral, Tate Britain Gallery and of course St James's Park.

Energy Performance

EPC Rating = C

About this property

A very well finished and spacious apartment within a boutique modern building of only 14 residences.

Secure and discreet, it is ideally located and provides practical and versatile accommodation which is immaculately presented and maintained throughout.

Positioned on the ground floor this is a lateral apartment with a great open plan reception room with a fitted contemporary style kitchen.

The three bedrooms are spacious doubles, and the principal bedroom benefits from an en suite shower room and a private terrace. There is a further bathroom.

In our opinion this is a flat that will appeal greatly to any buyer seeking a regular or permanent home, pied a terre or investment property.

Tenure

Leasehold (135 years remaining)

Local Authority

Westminster City Council, Bi-Borough Shared Legal Services

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office.
Telephone: +44 (0) 203 430 6860





Rochester Row, London, SW1P
Gross Internal Area 946 sq ft, 87.9 m²

Service Charge - £5,060pa
Ground Rent - £550pa

Sales
 Westminster & Pimlico
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 westminster@savills.com



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savills.co.uk

Approximate Area = 87.9 sq m / 946 sq ft
 For identification only. Not to scale.
 © Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 277433

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
22-41 A		
15-21 B		
8-14 C	78	80
3-7 D		
2-3 E		
1-2 F		
0 G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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