



ROCHESTER ROW, LONDON, SW1P
£1,125,000

Carter Jonas

ROCHESTER ROW, LONDON, SW1P

A fantastic opportunity to buy a spacious and bright two double bedroom, 2 bathroom flat situated at the rear of a small and well run portered building in the heart of Westminster.

This second floor flat (with lift) of just over 900 sq ft could benefit from cosmetic updating or offer an opportunity with more extensive refurbishment to modernise and create a comfortable contemporary London base.

Reception fully fitted kitchen, 2 double bedrooms, interconnecting shower room, bathroom. Lift. Day portorage. 1 secure allocated parking space in the underground garage.

- The annual Ground Rent is £300
- The first Ground Rent Review is 1 January 2024 and then every 25th anniversary thereafter.
- Any increase in the Ground Rent is the greater of either 0.08% of such sum calculated by the Landlord to be reasonably expected to be paid on the open market or the current rent payable prior to the Rent Review Date.
- Service charge TBC

AMENITIES

- Reception
- Fully fitted kitchen
- 2 double bedrooms
- Interconnecting shower room,
- Family bathroom
- Lift
- Day portorage
- 1 secure allocated parking space in the underground garage

TENURE Leasehold

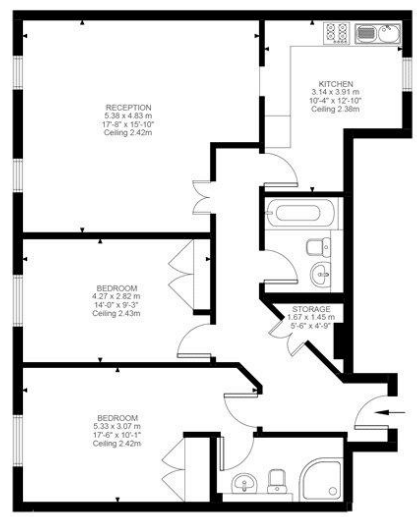
LOCAL AUTHORITY Westminster City Council – Band G

EPC BAND C

RARE TO THE MARKET!



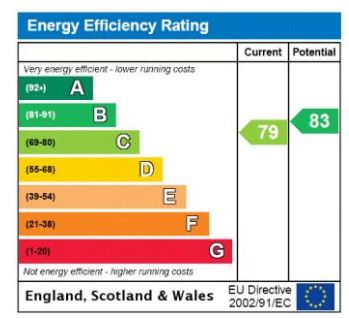




Second Floor
914 ft²

Rochester Row, SW1P
Approximate Gross Internal Area
84.90 SQ.M / 914 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



South Kensington & Knightsbridge Letting 020 7584 7020

chelsea@carterjonas.co.uk
25 Thurloe Street, London, SW7 2LQ

carterjonas.co.uk
Offices throughout the UK

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