



10, Rochester Row,  
Victoria, SW1P

Asking Price £775,000, Leasehold - Share of Freehold

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF









## Description

A well-presented two-bedroom apartment situated in a modern development in the heart of Westminster. This stylish property features an open-plan kitchen and reception area with floor-to-ceiling windows leading to a private balcony, offering plenty of natural light.

The apartment benefits from a day porter, secure underground parking, and access to an on-site gym. The principal bedroom includes an en suite bathroom, with a second double bedroom and a contemporary family bathroom completing the layout.

Ideally located within walking distance of Westminster Abbey, the Houses of Parliament, and St James's Park, the property also offers excellent transport links via nearby Victoria, St James's Park, and Pimlico stations.

An ideal choice for those seeking a pied-à-terre, a central London home, or a strong rental investment.

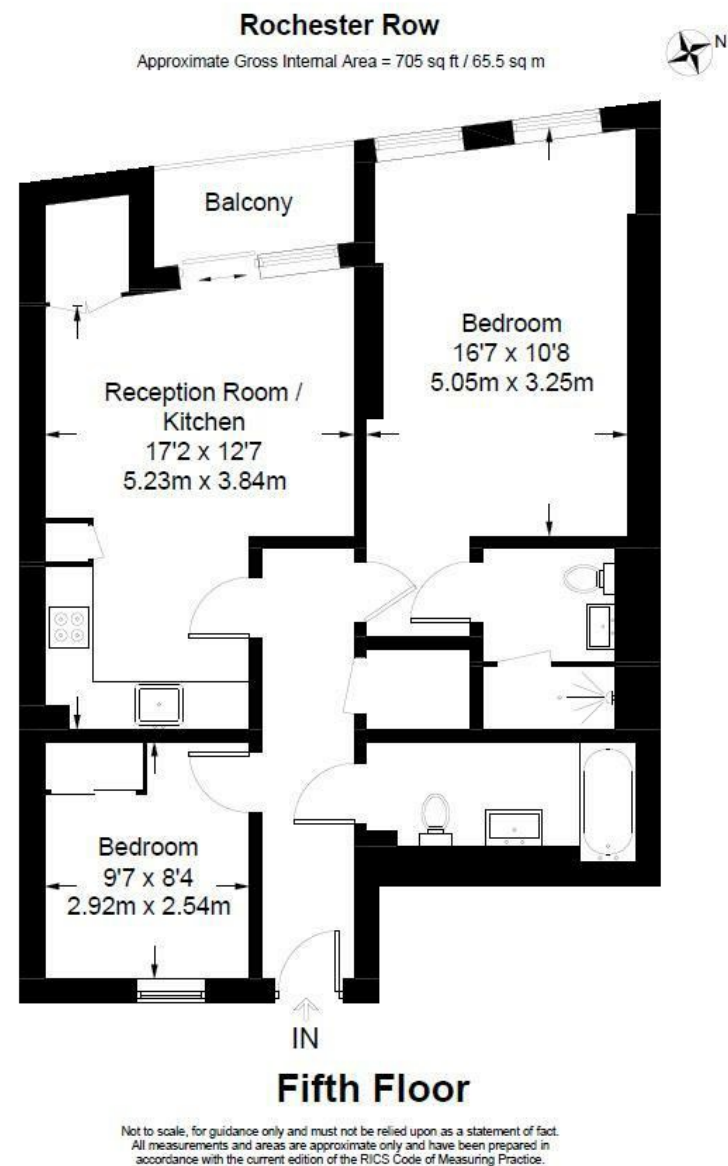
## Key Features

- DAY PORTER
- SECURED UNDERGROUND PARKING SPACE
- MINUTES WALK TO VICTORIA AND ST JAMES'S PARK STATION
- UNDERFLOOR HEATING
- BALCONY
- LIFT
- SHARE OF FREEHOLD

## Terms

Share of freehold - 150 years (less 5 days) from and including 6 September 2007

Service Charge - approx £5150 per annum



**IMPORTANT:** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.