



Hunter Estates

BENNETT HOUSE, PAGE STREET, LONDON SW1



806 Sq Ft - REQUIRING REFURBISHMENT

Requiring refurbishment, 75 m² (806 square ft), potential to convert to a generous two bedroom apartment, currently arranged with one bedroom. The flat is light, with a triple aspect, and offered with vacant possession. Located within the popular Grosvenor Estate in an iconic building designed by Sir Edward Lutyens. Bennett House is accessed through a gated, leafy communal courtyard with a Fob entry system. Page Street is located within easy walking distance of the river Thames, the Tate Gallery, Houses of Parliament and Westminster Abbey. Local amenities include gyms, supermarkets, shops, a variety of excellent restaurants and buzzing cafés and pubs as well as theatres and a Curzon cinema. Conveniently situated for Westminster and St James's Park Underground Stations and Victoria Station with its extensive transport facilities.

Entrance Hall ♦ Reception Room ♦ Kitchen ♦ Double Bedroom ♦ Shower Room

TERMS: As advised by the Vendor
TENURE: Leasehold - 92 years approximately remaining
Ground Rent: £10.00 per annum
SERVICE CHARGE: £815.00 approximately per annum

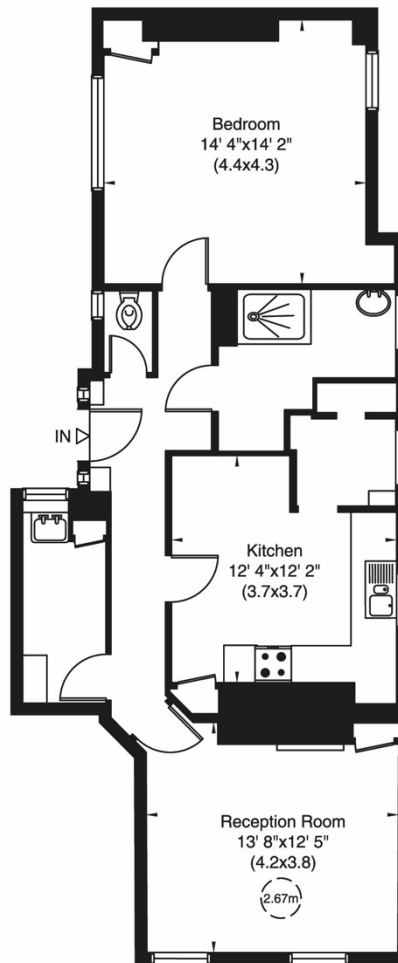
PRICE: £495,000.00 - Subject to Contract

50 Rochester Row London SW1P 1JU
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Gross internal area (approx.)
75 Sq m (806 Sq ft)

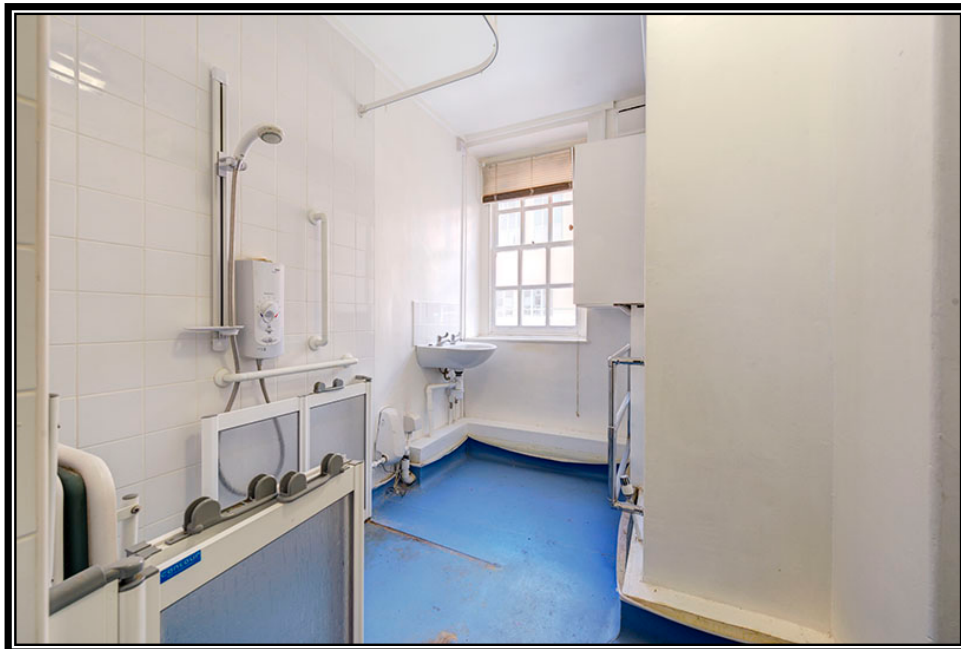


Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

capital 020 8671 7722





| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |