

# \$899,000 - 11535 Rochester Avenue # 402, Los Angeles

MLS® #25523389

**\$899,000**

2 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0 Acres

N/A, Los Angeles,

This well-maintained, top-floor unit was designed with style and comfort in mind. Sunlight fills the space through oversized windows, casting a golden glow that shifts beautifully throughout the day. High ceilings enhance the sense of openness, creating a space that feels airy and inviting. The living area is anchored by a cozy fireplace and flows seamlessly to the private balcony, offering multiple areas inside and out for unwinding and entertaining. A dedicated dining area connects to the kitchen via a pass-through for function and flow. The two bedrooms are thoughtfully positioned on opposite sides of the home. The primary suite opens to the balcony and features two closets and an ensuite bathroom with a double vanity. The second bedroom is also well-appointed with a walk-in closet, an ensuite bathroom, and its own private balcony. A dedicated in-unit laundry room (a rarity in Westside condo living) with additional storage space and a powder room complete the interior space. Two reserved parking spaces in a secure garage ensure convenience and peace of mind. Enjoy living in an unbeatable location, with world-class restaurants, shops, and entertainment options nearby. Located in close proximity to Brentwood, Sawtelle, Santa Monica, Westwood, Century City, and the 405 and 10 highways for easy commuting.



Built in 1989

## Essential Information

MLS® #	25523389
Price	\$899,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.45
Year Built	1989
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Kyla Cakarnis
Listing Office	Compass

## Community Information

Address	11535 Rochester Avenue # 402
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90025

## Amenities

Amenities	Controlled Access
Parking Spaces	2
Parking	Assigned, Controlled Entrance, Gated, Community Structure
Garages	Assigned, Controlled Entrance, Gated, Community Structure
View	None
Pool	None
Security	Gated Community, Key Card Entry

## Interior

Interior	Tile
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	4
Stories	One

## Additional Information

Date Listed	April 11th, 2025
Days on Market	27
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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