



REAL
ESTATE

134, Piccadilly, London W1J 7NP



- 2 bed - 2 bath
- Air conditioning throughout
- High 5th floor
- Separate, fully integrated kitchen
- Porter
- Spectacular views of Green Park
- 3 parks on your doorstep
- Ceilings 2.6 m height
- Lots of storage space
- Lift

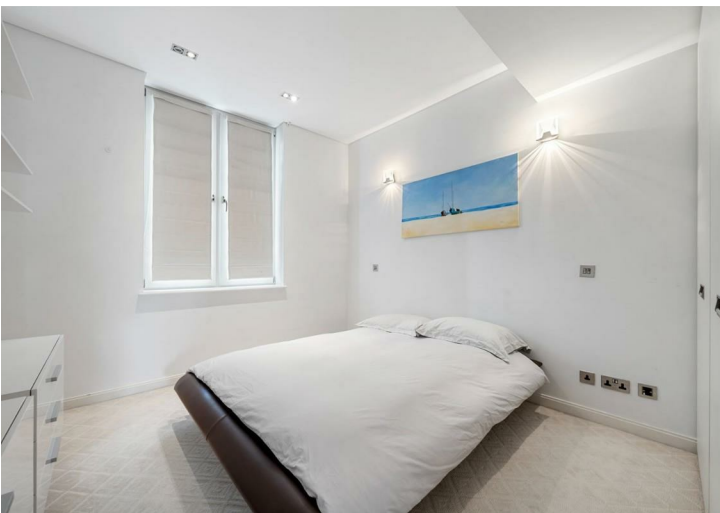
The flat features a bright reception room with a dining area and three large windows overlooking Green Park, a fully fitted kitchen, a principal bedroom with an en-suite bathroom, a second double bedroom, and a family bathroom. Air conditioning in all rooms, which is a rare feature in period buildings. Lots of storage space in built-in wardrobes.

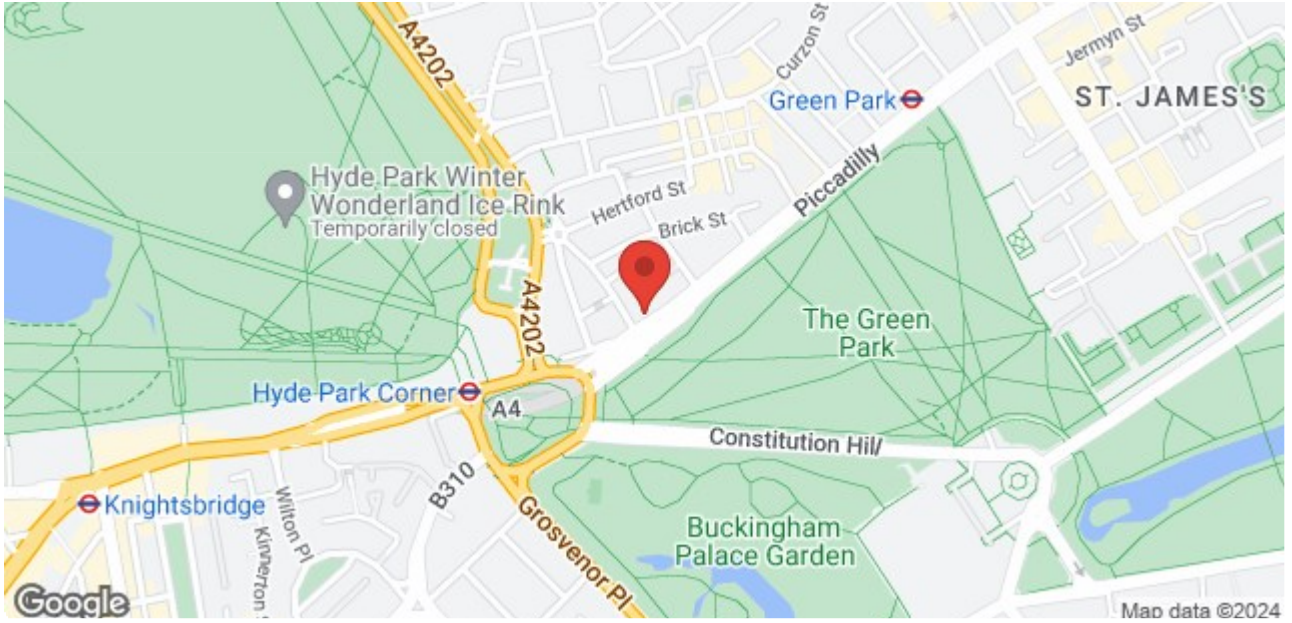
Residents benefit from lift access and a friendly porter who receives deliveries, takes out rubbish from each floor and helps with all building needs.

There are only 2 flats per floor, which makes for private, quiet and peaceful living for the owners. This property will shine equally as a pied-à-terre or a high-end rental investment.

Price £2,500,000

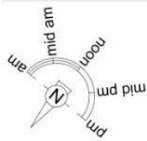
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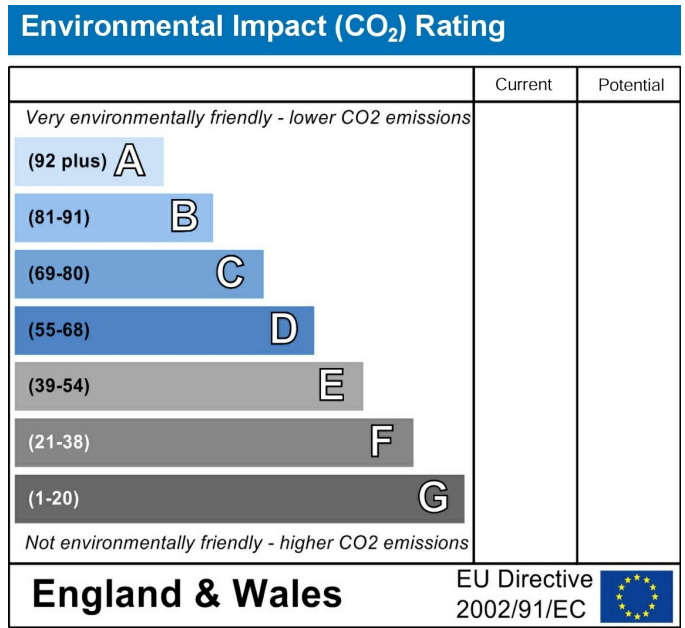
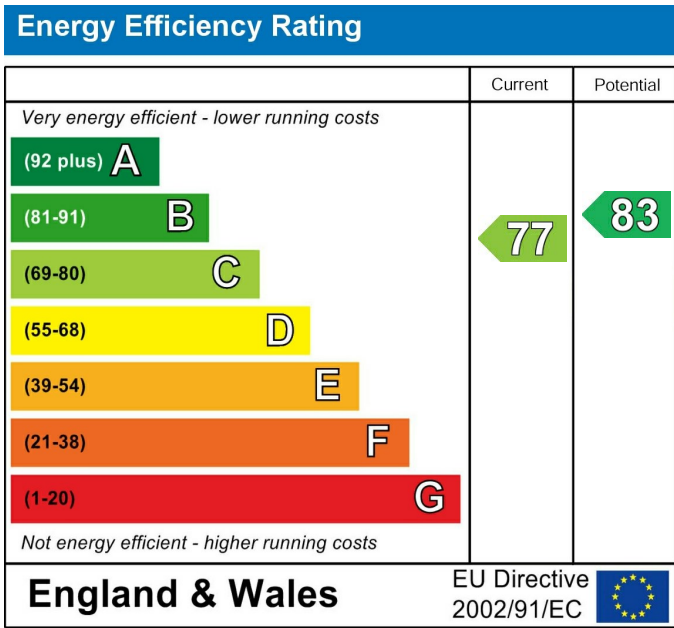


Latyer House, W1J

Approximate Gross Internal Area = 897 sq ft / 83.3 sq m



Fifth floor



This exquisite 897 sq ft (83.3 sq m) apartment is located on the fifth floor of the prestigious Grade II listed Latimer House. It boasts spectacular views over Green Park, offering unobstructed greenery in the summertime and even a glimpse of Buckingham Palace in the fall.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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