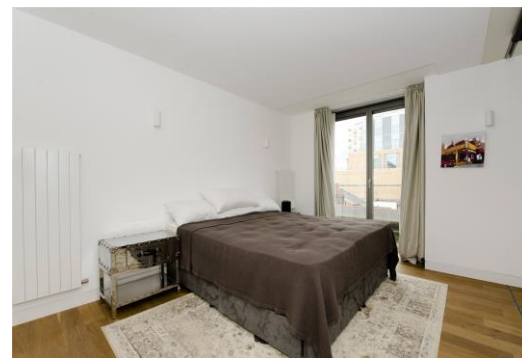




# Picton Place

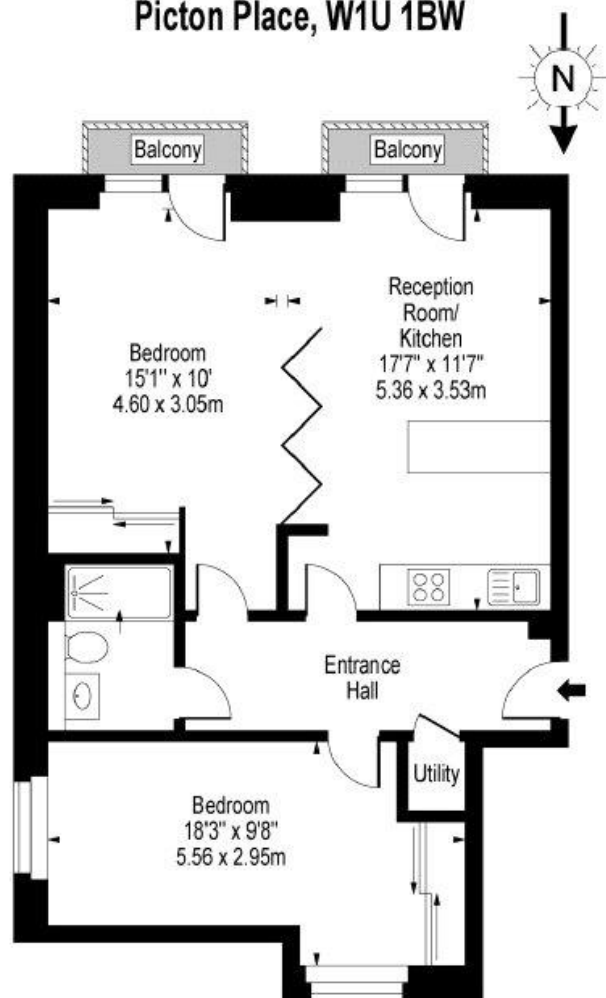
London, W1U

Asking Price £1,195,000

This modern two-bedroom apartment offers bright, stylish living in an unbeatable West End location. Featuring two private balconies, a porter, and lift access, the home boasts a spacious open-plan kitchen and reception area with French doors.

CHESTERTONS

## Picton Place, W1U 1BW



Third Floor

Approx Gross Internal Area **675 Sq Ft - 62.71 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 004478A

**Tenure:** Leasehold 107 years 11 months

**Service Charge:** £9040 P.A.

**Ground Rent:** £0

**Local Authority:** City of Westminster

**Council Tax Band:** G

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 83      | 85        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

### Chestertons Hyde Park & Marylebone Sales

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