



Piccadilly
Mayfair, W1J

CHESTERTONS





A beautiful, well-presented apartment with lift and porter in a superb location, positioned on the fourth floor, the property has superb views over Green Park and benefits from a sunny south facing aspect.

Upon entering, the hall gives access to a large, open plan dining room/ living area with large windows and views over Green Park. The kitchen, which is separate is modern with fitted appliances. All three double bedrooms are fitted with built in wardrobes and the main benefits from an en-suite bathroom. There is a further family bathroom.

The property is located on Piccadilly, positioned close to a wide range of shops, bars and restaurants, with the attractions of the West End all within good distance. Green Park and Hyde Park are only a short distance away.

- Three bedrooms
- South facing
- Two Bathrooms
- Air Conditioning
- Lift
- Porter

Asking Price £2,300,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 115 years 11 months Expires (15/09/2141)

Service Charge: £8500 per annum

Ground Rent: Peppercorn

Local Authority: City of Westminster

Council Tax Band: G

Chestertons Mayfair Sales

47 South Audley Street

London

W1K 2QA

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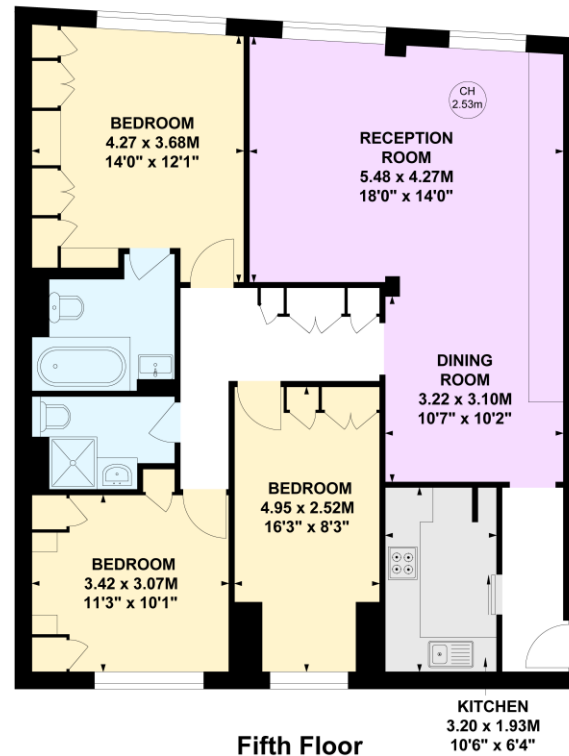
020 7629 4513

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Piccadilly, W1G

Approximate gross internal area
101.51 sq m / 1093 sq ft

Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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