



Latymer House, London **WIJ**

Latymer House

London W1J

This two bedroom apartment boasts uninterrupted views over Green Park and is perfectly positioned in Mayfair, a short distance from The Ritz.

Latymer House is a sophisticated, portered building with lift access to all floors. The apartment is located on the third floor, extending 911 sq ft. The apartment is well-proportioned with a fully-integrated separate kitchen, principle bedroom with ensuite bathroom and guest bedroom benefitting from a family bathroom. The reception room is south facing with excellent natural light and far reaching views over Green Park.



Guide price: £1,600,000

Tenure: Leasehold: approximately 888 years remaining

Service charge: £12,599 per annum, reviewed every year, next review due 2025

Ground rent: £1,000 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: G



Location

Latymer House is perfectly positioned to enjoy Mayfair's boutique designer shops, 5* hotels and Michelin star restaurants along with the green open spaces of Hyde Park and Green Park.

Transport links include Hyde Park Corner tube station (0.2 miles) for the Piccadilly lines and Green Park tube station (0.3 miles) for the Victoria, Jubilee and Piccadilly lines. All distances are approximate.

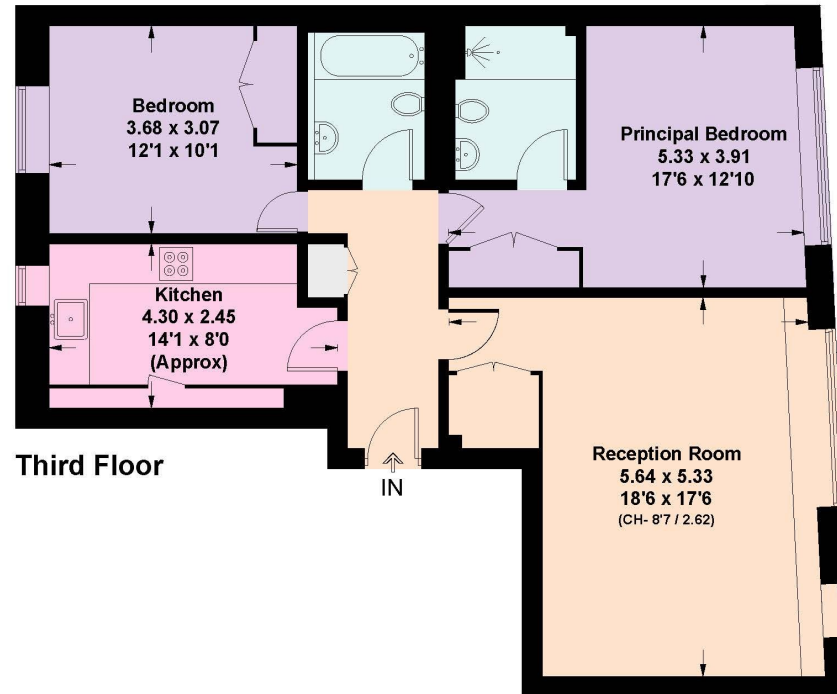


Picadilly, W1J

Approximate Floor Area = 84.6 sq m / 911 sq ft
Including Limited Use Area (4.1 sq m / 44 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Third Floor

Knight Frank

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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