



**BEAUCHAMP
ESTATES**

Piccadilly

MAYFAIR





Three bedroom apartment
with south-facing views over
Green Park.



Exterior

This well-presented three-bedroom apartment is situated on the fifth floor of 89 Piccadilly, offering south-facing views over Green Park.

Highlights

- Air conditioning
- South-facing views of Green Park





Interiors

Spanning 1,061 sq ft, the property includes a spacious open-plan reception and dining area, a separate kitchen, and three double bedrooms. The principal bedroom benefits from an en suite, while a family bathroom serves the remaining two bedrooms.



Features

- Lift
- Porter

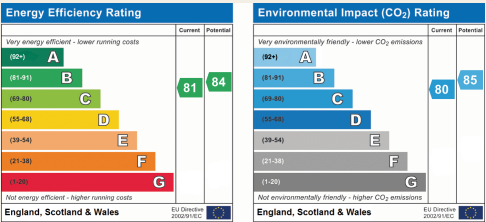
Location

Ideally located in the heart of Mayfair, residents of the building benefit from the abundance of luxurious boutique shops, up-market restaurants and 5* hotels. Hyde Park Corner Underground Station (Piccadilly lines) and Green Park Underground station (Jubilee, Piccadilly and Victoria lines) are both a short stroll away.



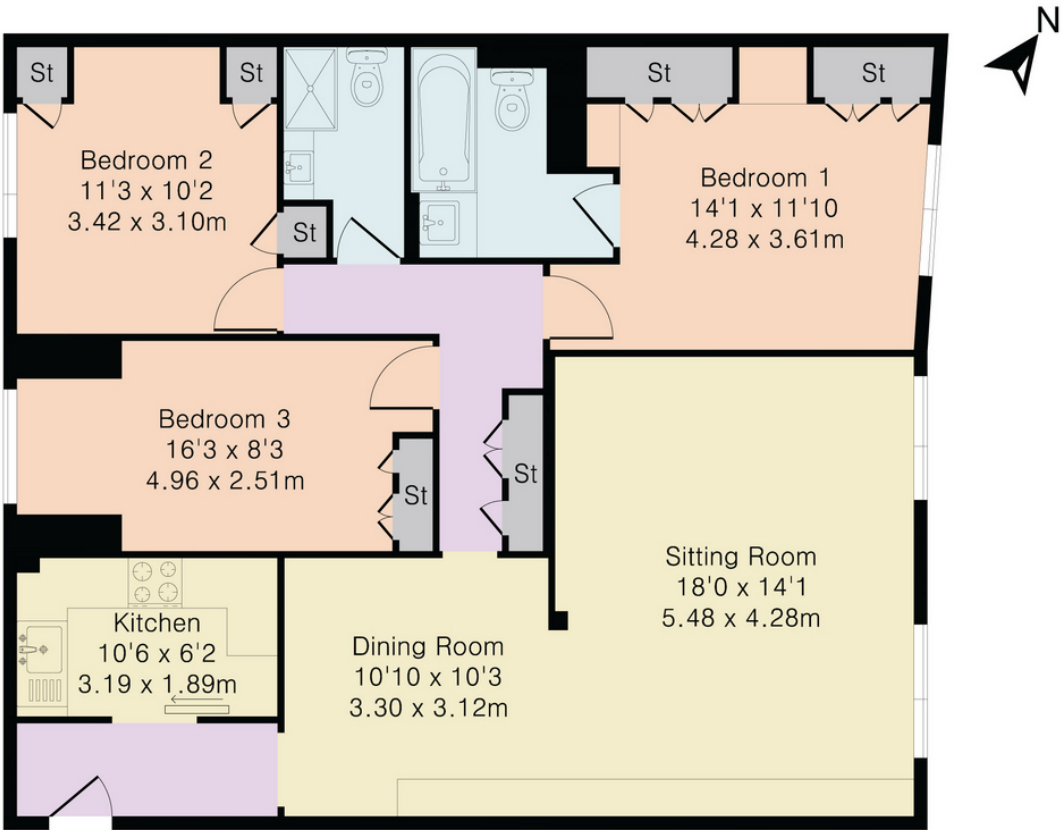
Terms

Price: Offers In Excess Of £2,000,000
 Tenure: Leasehold, 115 years remaining
 Ground Rent:
 Service Charge: £8,500.00
 Local Authority: Westminster
 Council Tax: G



Beauchamp Estates, their clients and any joint agents give notice that: 1, They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2, Any Areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Beauchamp Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 1061 sq ft - 99 sq m



Fifth Floor



**BEAUCHAMP
ESTATES**

Beauchamp Estates - Mayfair

24 Curzon Street,
London, W1J 7TF

020 7499 7722

londoninformation@beauchampestates.com

www.beauchampestates.com