



Piccadilly | London | W1J

£5,500 Per month |

 2  2  1  C

ADN
RESIDENTIAL

A beautifully presented and spacious two-bedroom apartment situated on the third floor of a prestigious portered building, enjoying an enviable position on Piccadilly, directly opposite Green Park.

The apartment offers a generous reception room, a separate contemporary fitted kitchen, two well-proportioned bedrooms and an elegantly appointed shower room. Further benefits include wooden flooring, passenger lift access, concierge service and off-street parking for one car.

Ideally positioned in the heart of St James's, the property is moments from Green Park and within easy reach of Mayfair, renowned restaurants, luxury boutiques, exclusive private members' clubs and the vibrant West End, offering an exceptional central London lifestyle.

Council Tax: Westminster - Band G

Security Deposit: £7,615.38

Holding Deposit: £1,269.23

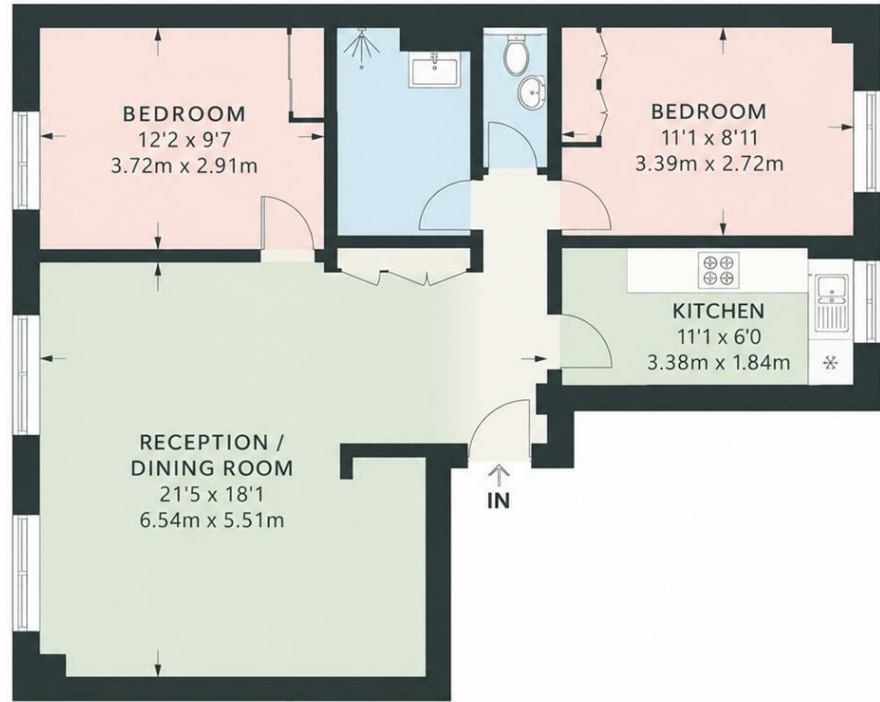
Deposits shown are based on an Assured Periodic Tenancy Agreement.

- Two Bedrooms
- Kitchen
- Concierge
- Off Street Parking
- Reception Room
- Shower Room
- Lift
- Wooden Flooring

Council Tax Band: H
EPC: C



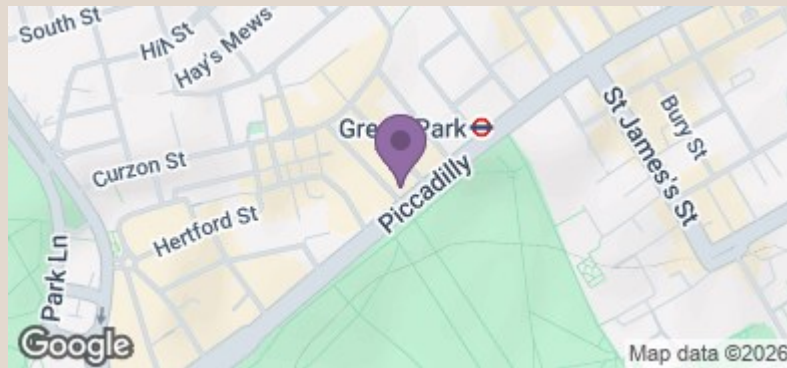




THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA
726.6 SQ FT / 67.5 SQ M

THIS PLAN IS FOR GUIDANCE ONLY AND MUST NOT BE RELIED UPON
AS A STATEMENT OF FACT.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		77	82
EU Directive 2002/91/EC			

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