



Piccadilly, Mayfair, London W1J
London

Guide Price
£2,250,000

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Quote ref GS1270 - This exceptional two-bedroom apartment, set in an attractive fully renovated period building, offers an ideal pied-à-terre or investment opportunity with a prestigious Mayfair address. Located on the fifth floor, above the tree line, it boasts panoramic views over Green Park, the London Eye, and the entire central London skyline. With only two apartments per floor, this property provides a rare combination of privacy and luxury in one of the most sought-after locations in the capital.

The apartment is thoughtfully designed with well-proportioned rooms, including generously sized bedrooms, and features large windows on both sides, making it wonderfully light-filled—especially benefiting from the south-facing aspect of the living room and master bedroom. The living spaces are perfectly laid out, with a separate kitchen, a spacious en suite to the master bedroom, and an additional guest bathroom.

Further enhancing the appeal, the building is fully portered and serviced by a lift, ensuring convenience and security. Residents also enjoy the availability of on-street parking, a rare feature in such a prime location.

The apartment is equipped with both hot and cold air conditioning throughout, ensuring year-round comfort, while the kitchen benefits from underfloor heating.

This property offers the perfect balance of centrality and tranquillity, making it an ideal base for those seeking an unparalleled living experience in Mayfair.

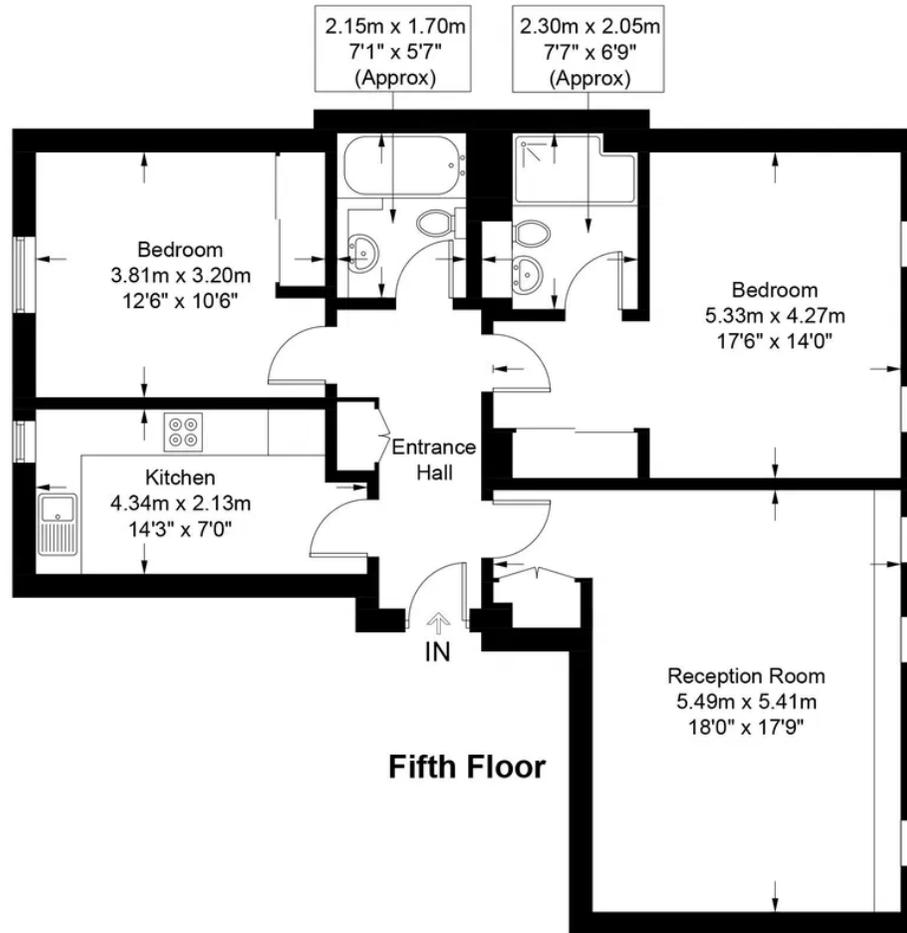
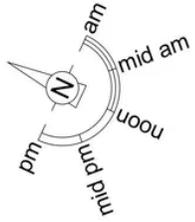
Ground Rent - £500 per year
Service Charge - £12,000 per year
Leasehold - 888 years unexpired





Piccadilly, W1J

Approximate Gross Internal Area = 899 sq ft / 83.52 sq m



George Shishkovsky

george.shishkovsky@exp.uk.com

<https://georghishkovsky.exp.uk.com>