



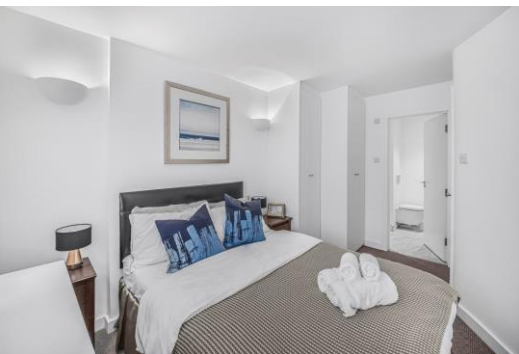
# Panton Street

London, SW1Y

Asking Price £900,000

Live at the heart of London's West End. This second-floor, two-bedroom apartment puts Leicester Square, world-class theatres, and Soho on your doorstep. 572 sq. ft of perfectly presented space with lift access.

CHESTERTONS



# Panton Street

## London, SW1Y

- Second floor apartment with lift access
- Two double bedrooms
- Prime SW1Y postcode
- Unrivalled location
- Exceptional transport links
- Ultimate urban lifestyle





This is what it feels like to live at the heart of London's West End.

You step outside and Leicester Square is thirty seconds away. The lights of the theatres glow against the evening sky. The energy is intoxicating, yet when you close your door behind you, there's perfect peace.

Last-minute theatre tickets? You're there in moments. Meeting friends for cocktails in Soho? A three-minute stroll. That restaurant everyone's raving about? You'll walk home afterward, no matter how late.

**Tenure:** Leasehold 96 years 11 months  
**Service Charge:** £12572 Include Hot water and Heating  
**Ground Rent:** £500  
**Local Authority:** City of Westminster  
**Council Tax Band:** F

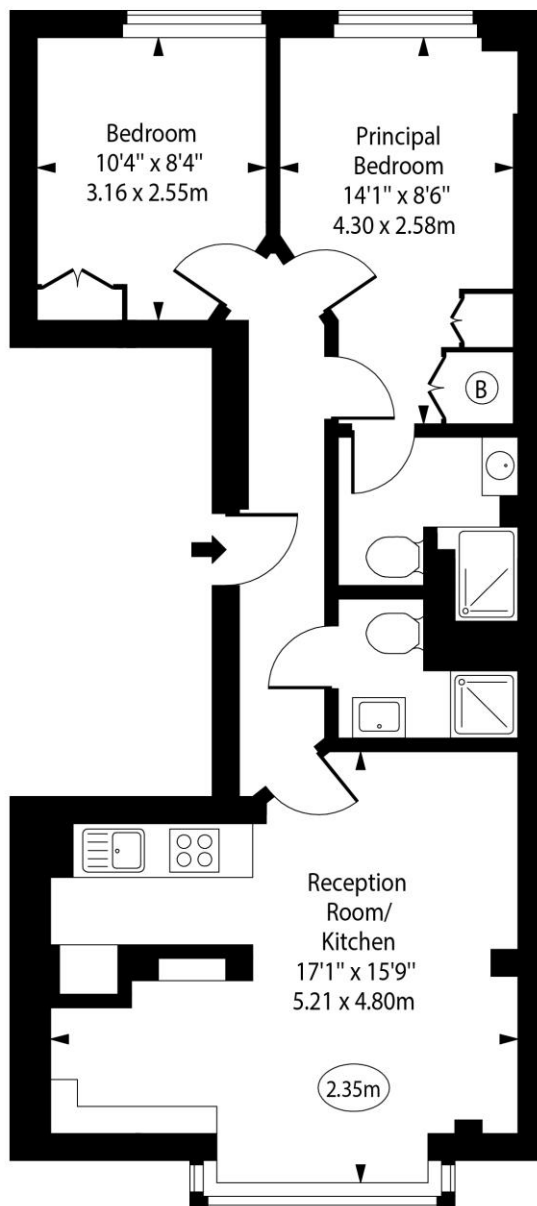
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Covent Garden Sales*

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# Panton Street, SW1Y

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 572 Sq Ft - 53.14 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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