





## KEY FEATURES

- Lift access
- Air conditioning
- Porter
- South-facing views of Green Park

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

The apartment has been newly refurbished and features lift access, air conditioning, and a porter. Positioned in a superb location, the property enjoys excellent natural light and direct views over Green Park.

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) and both a short stroll away.



3 BEDROOM



2 BATHROOM





#### ACCOMMODATION

Reception/dining room

Separate kitchen

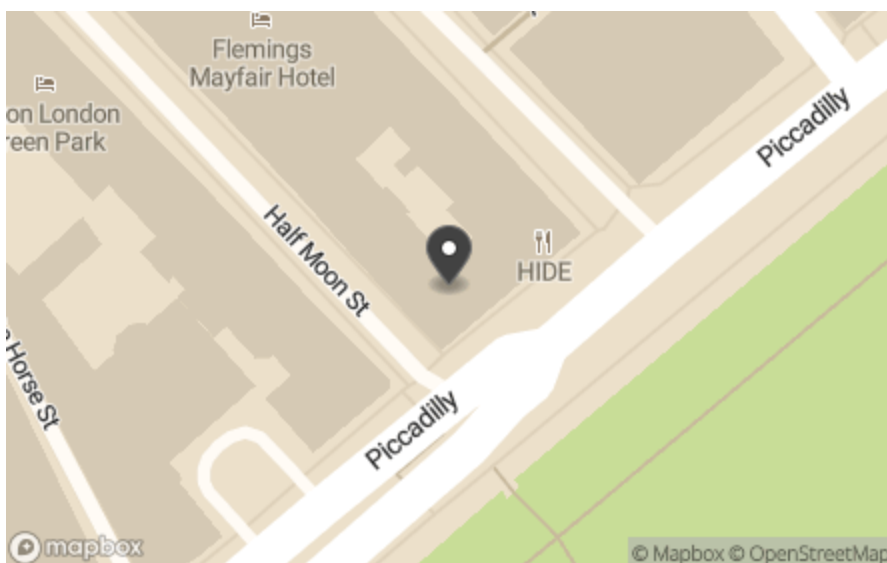
Principal bedroom with en suite

Two further double bedrooms

Family bathroom

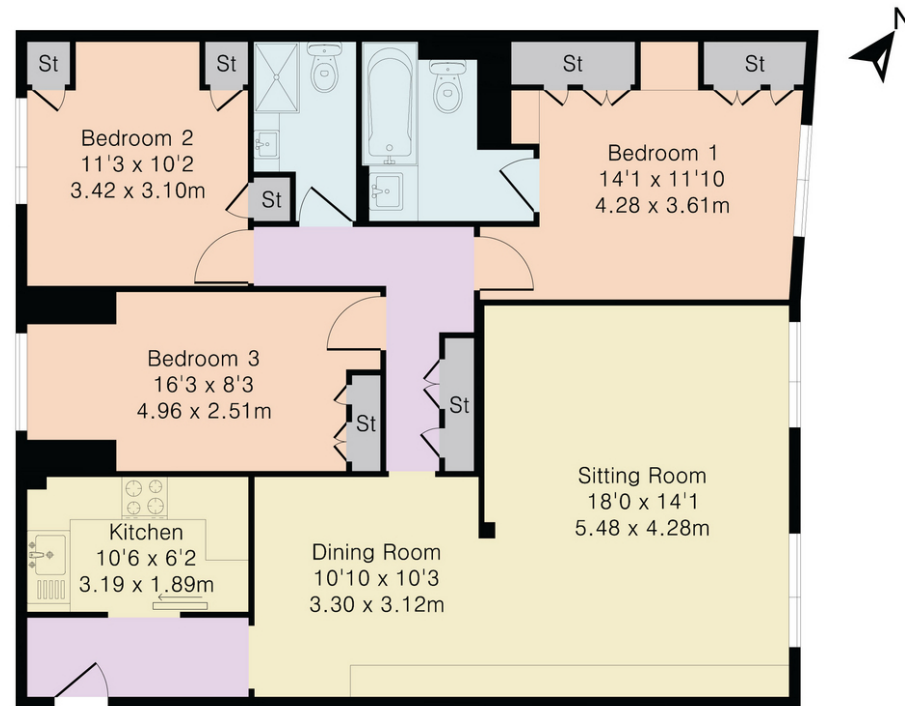
#### LOCATION

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**Approximate Gross Internal Area 1061 sq ft - 99 sq m**



Fifth Floor

## TERMS

Price: £2,300,000

Tenure: Leasehold

Council Tax Band: G

Viewing: By appointment only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

