



PICCADILLY, LONDON, W1J
£2,250,000

Carter Jonas

PICCADILLY, LONDON, W1J

A newly refurbished 2 bedroom apartment located in a prestigious Grade II listed building, benefiting from uninterrupted views over Green Park. The apartment benefits from lift access and day porterage.

This lateral apartment is located on the second floor and boasts a bright reception room overlooking Green Park. The apartment further comprises a master bedroom with built in wardrobes, views over the park and en suite bathroom. A second double bedroom, with separate bathroom and a fully integrated kitchen.

Located on Piccadilly Latymer House overlooks Green Park with transport links include Hyde Park Corner tube station (0.2 miles) for the Piccadilly lines and Green Park tube station (0.3 miles) for the Victoria, Jubilee and Piccadilly lines.

Service Charge: £8,061.64 per annum. This excludes a reserve fund of £2,380 pa (currently £595 per quarter)

Ground Rent: £1,000 per annum

Heating - Community Scheme

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

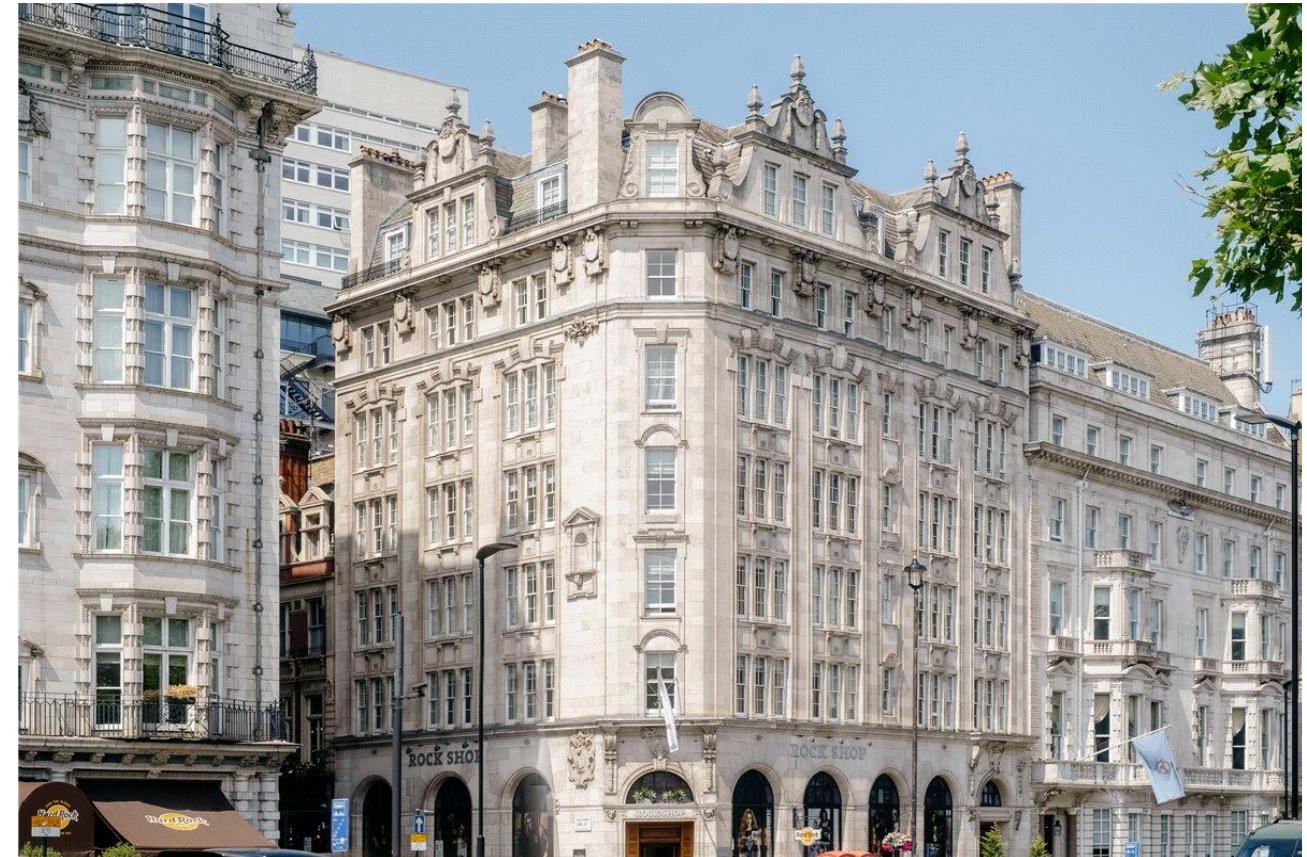
Broadband speeds can be checked here: checker.ofcom.org.uk.

TENURE Leasehold - Expiry 18/06/2913

LOCAL AUTHORITY Westminster City Council – Band G

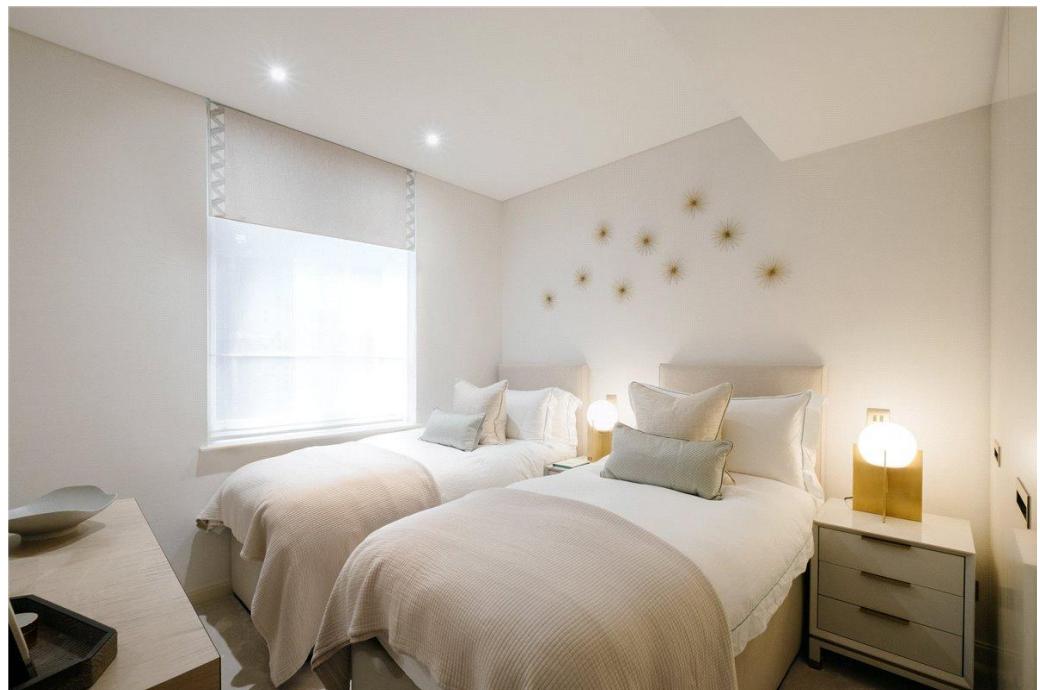
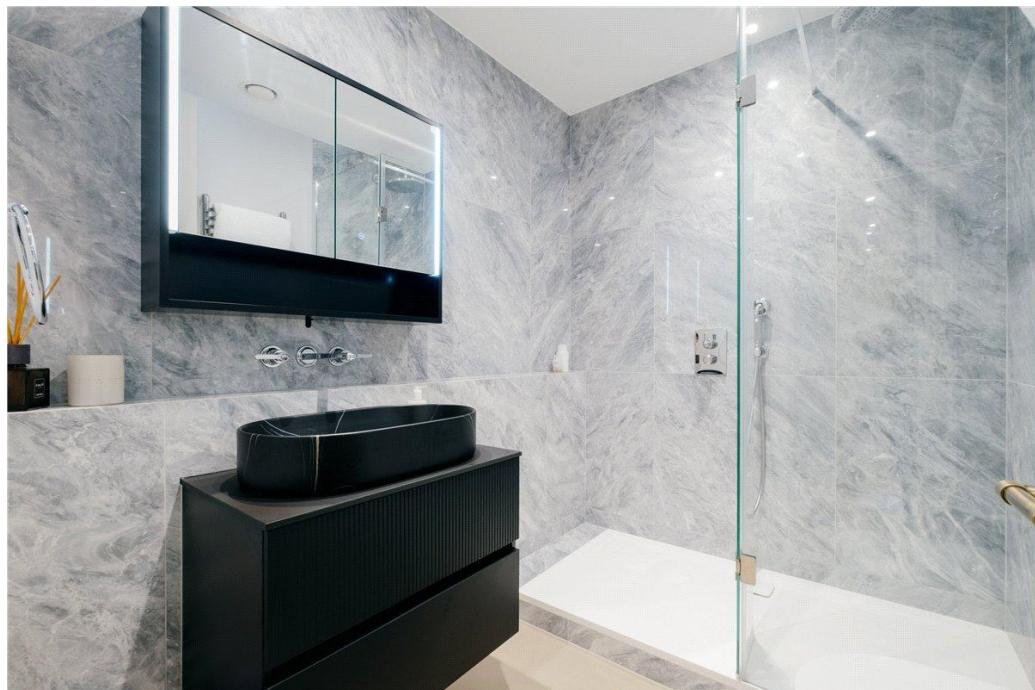
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A NEWLY REFURBISHED 2 BEDROOM APARTMENT LOCATED IN A PRESTIGIOUS GRADE II LISTED BUILDING, BENEFITING FROM UNINTERRUPTED VIEWS OVER GREEN PARK.



Classification L2 - Business Data





Piccadilly

Approximate Gross Internal Floor Area = 88.33 sq m / 897 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (A-E)	A	82	82
(F-G)	B		
(H-I)	C		
(J-K)	D		
(L-M)	E		
(N-O)	F		
(P-Q)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Mayfair 020 7493 0676

mayfair@carterjonas.co.uk
18 Davies Street, Mayfair, London, W1K 3DS

carterjonas.co.uk
Offices throughout the UK

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IMPORTANT INFORMATION

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