



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 portage.

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.

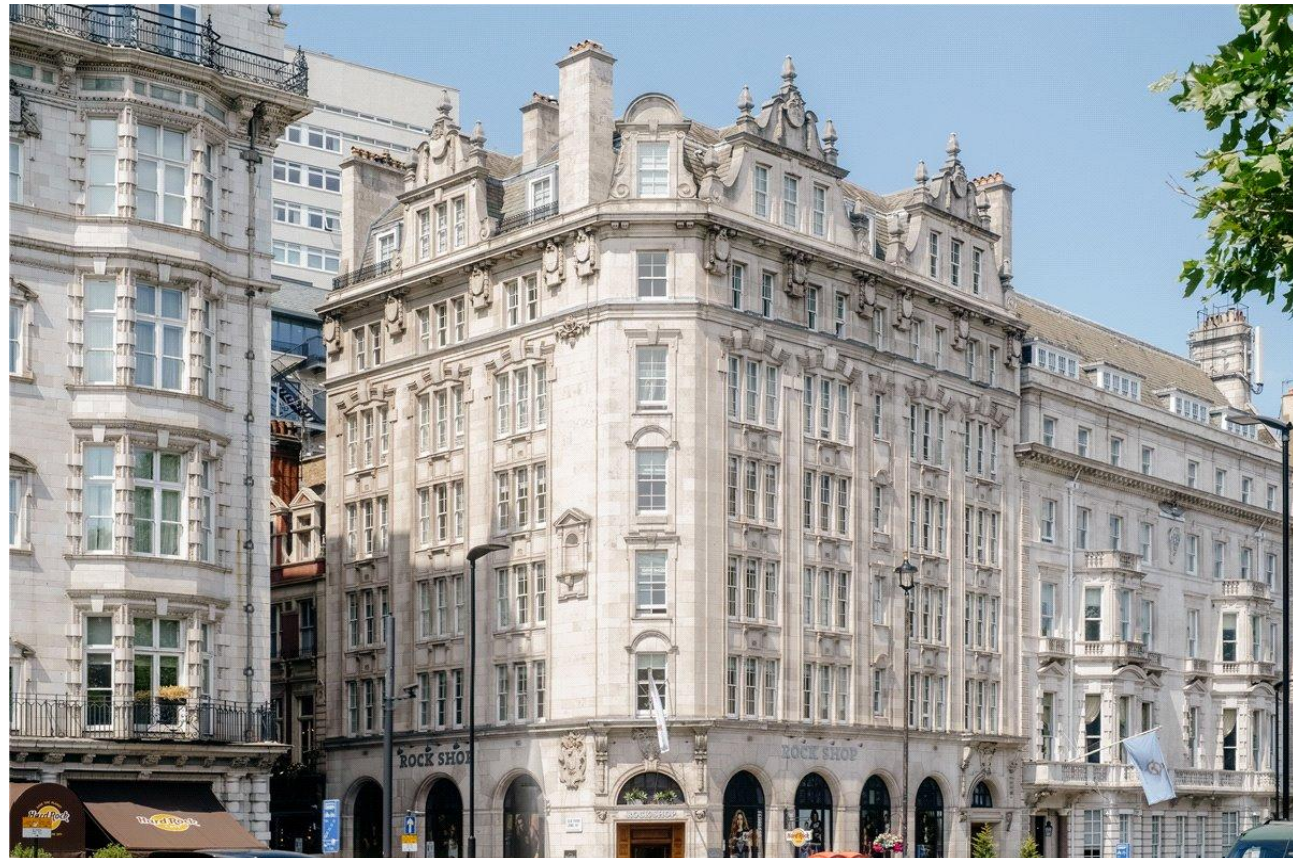
Broadband speeds can be checked here: checker.ofcom.org.uk.

TENURE Leasehold - Expiry 18/06/2013

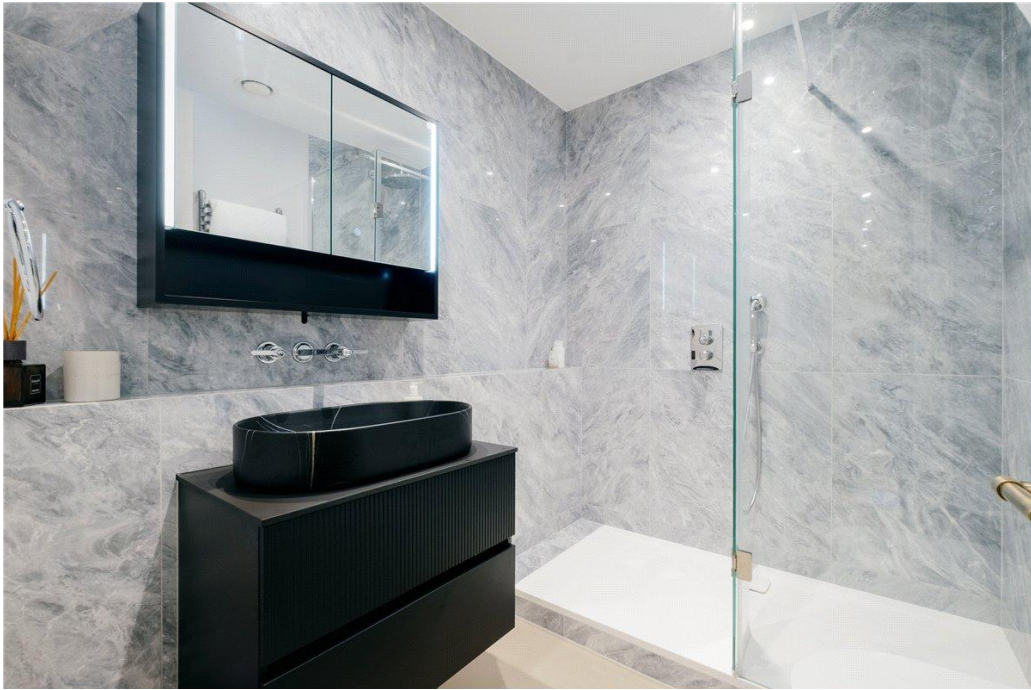
LOCAL AUTHORITY Westminster City Council – Band G

EPC BAND B

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

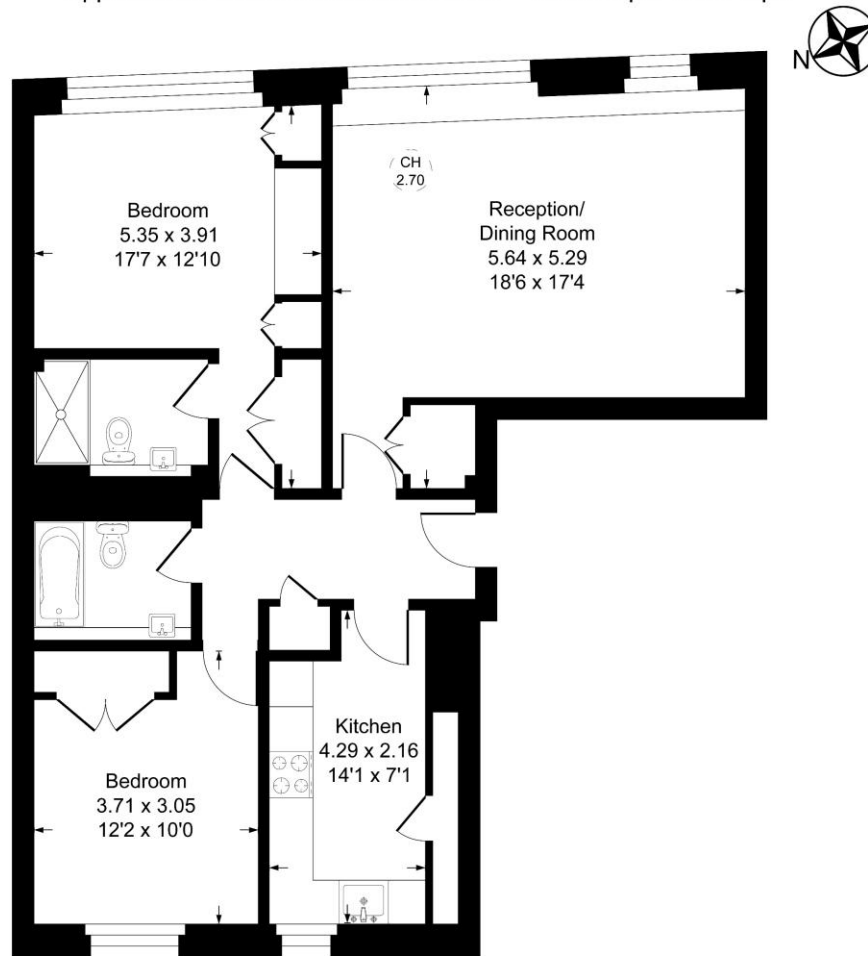


Classification L2 - Business Data



Piccadilly

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



Second Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.