



Piccadilly, London W1J

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# Piccadilly

## London W1J

Located on Piccadilly, this three bedroomed property is arranged on the third floor of a well-maintained building (with porter and lift) opposite Green Park.

The property offers a good refurbishment opportunity and currently comprises; generously sized reception room with park views, dining room and kitchen.

There are three good sized bedrooms with the principal bedroom also having an en suite bathroom. Off the hallway connecting the principal to the second bedroom there is also a separate bathroom.



**Guide price:** £1,100,000

**Tenure:** Leasehold: approximately 27 years remaining

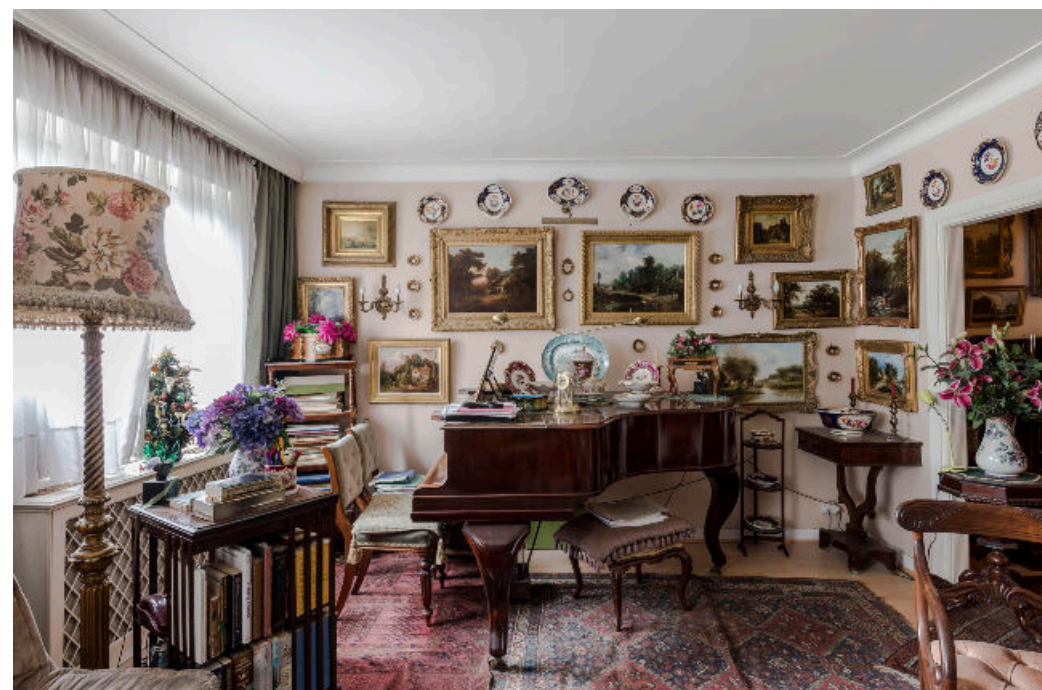
**Service charge:** £10,000 per annum, reviewed annually

**Ground rent:** £150 per annum, reviewed annually

**Local authority:** City of Westminster

**Council tax band:** G

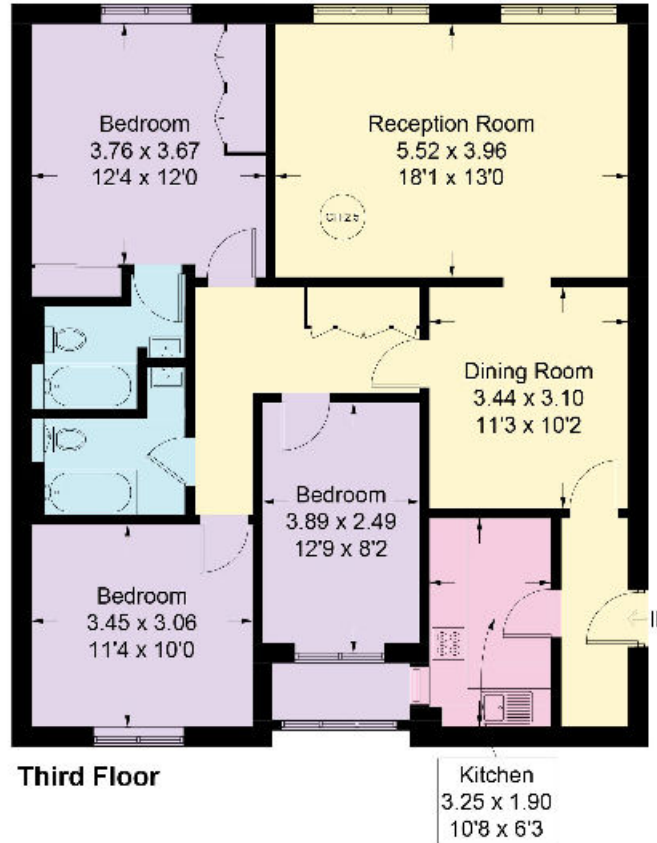
Ideally located for the amenities of the West End, while also being well placed for Mayfair's world-renowned restaurants and boutiques as well as the open spaces of Hyde Park and Green Park opposite. Transport links include Green Park tube station (Piccadilly, Jubilee and Victoria lines).





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Approximate Gross Internal Area = 101.6 sq m / 1093 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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