



CHATTERTON | REES



89 Piccadilly

, London, W1J 7NE

£800,000



89 Piccadilly



Description

A fantastic opportunity to purchase a wonderful 2 bedroom apartment directly overlooking Green Park.

The property features 2 double bedrooms with ample storage, 1 bathroom and a beautifully bright reception that has direct park views. The apartment also has the added benefit of being on the top floor so the views are stunning. There is also a lift in the building.

The location of the apartment is wonderful, just moments from Green Park Station and directly opposite Green Park. You're also a short walk away from all the wonderful shops, restaurants and boutiques central London has to offer.

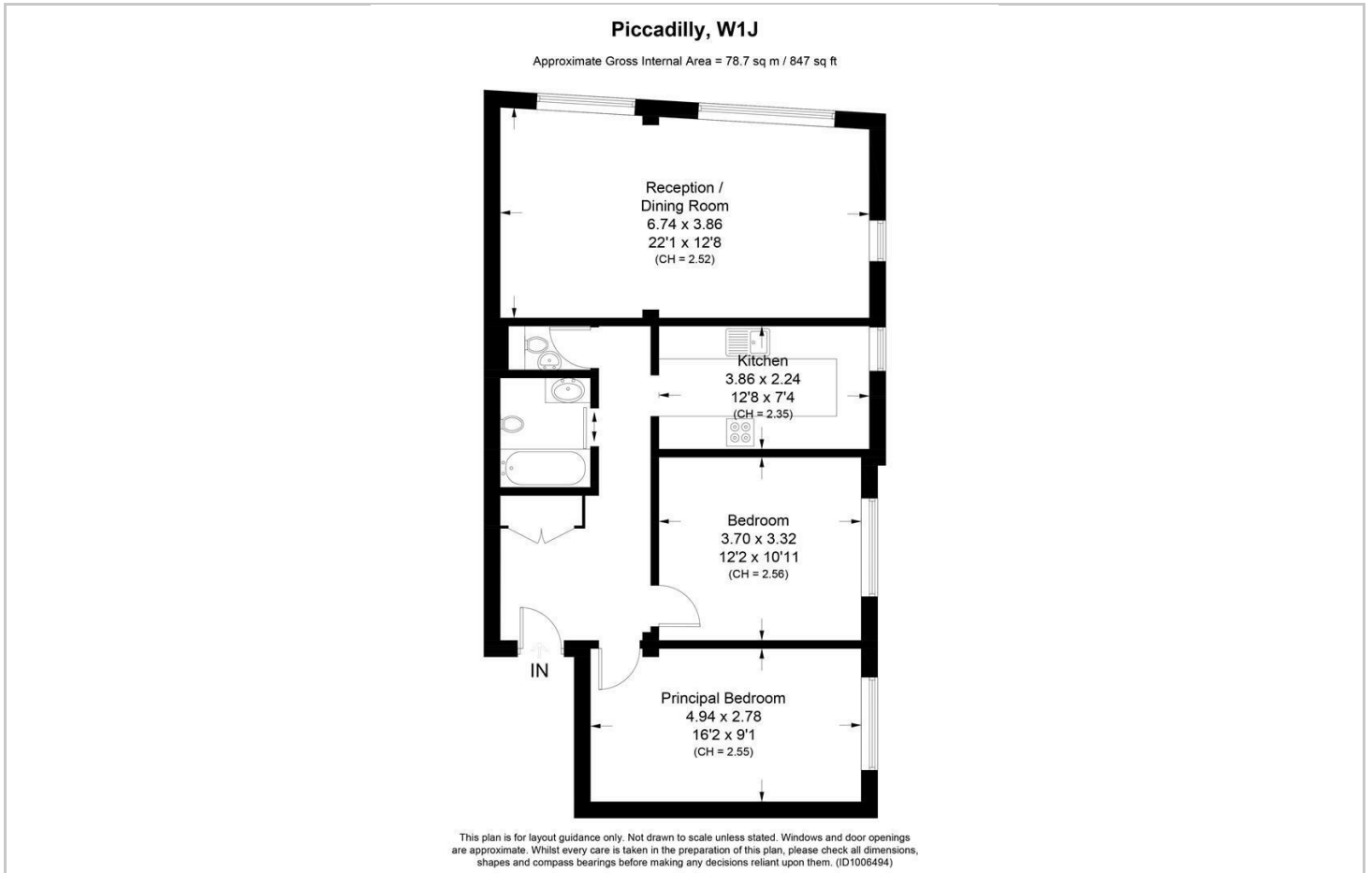
The property has a 28 year lease so please contact us for an estimated cost on the lease extension.

- 28 Year Lease
- Top Floor Apartment
- 847 Square Feet
- Direct Park Views
- 2 Bedrooms
- Central Location

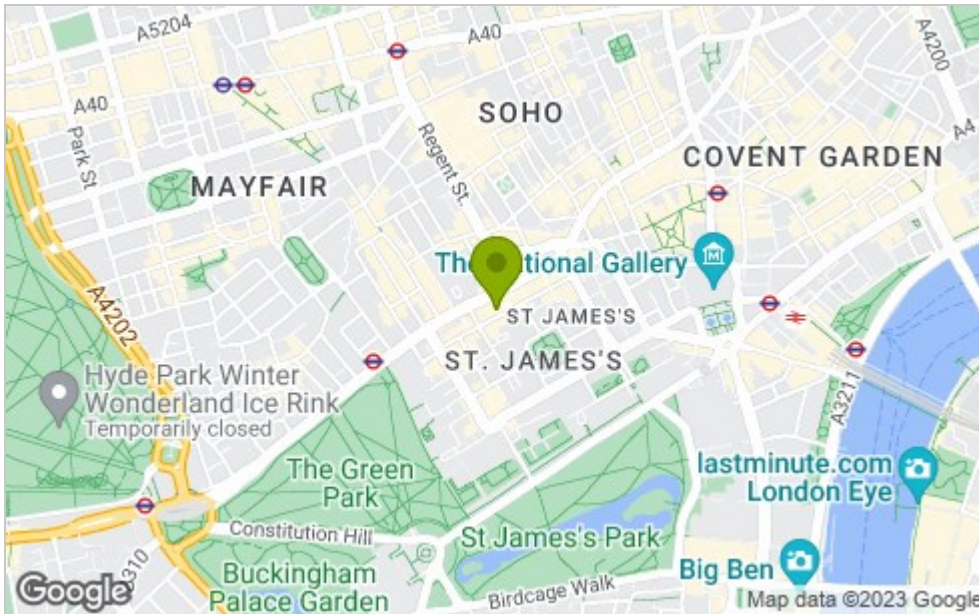




Floor Plan



Area Map



Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	