

**Piccadilly, Westminster, W1J**

Asking Price: £2,300,000

 Benham  
& Reeves

# Piccadilly, Westminster, W1J

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

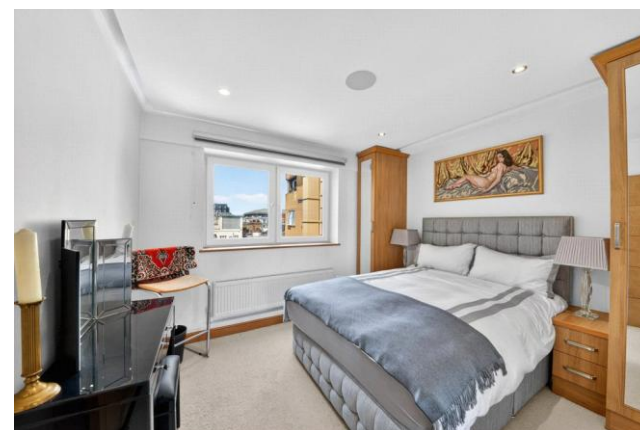
Spanning approximately 1,068 square feet, this beautifully presented three bedroom, two bathroom apartment is located on the fifth floor of Piccadilly, offering exceptional south-facing views over Green Park.

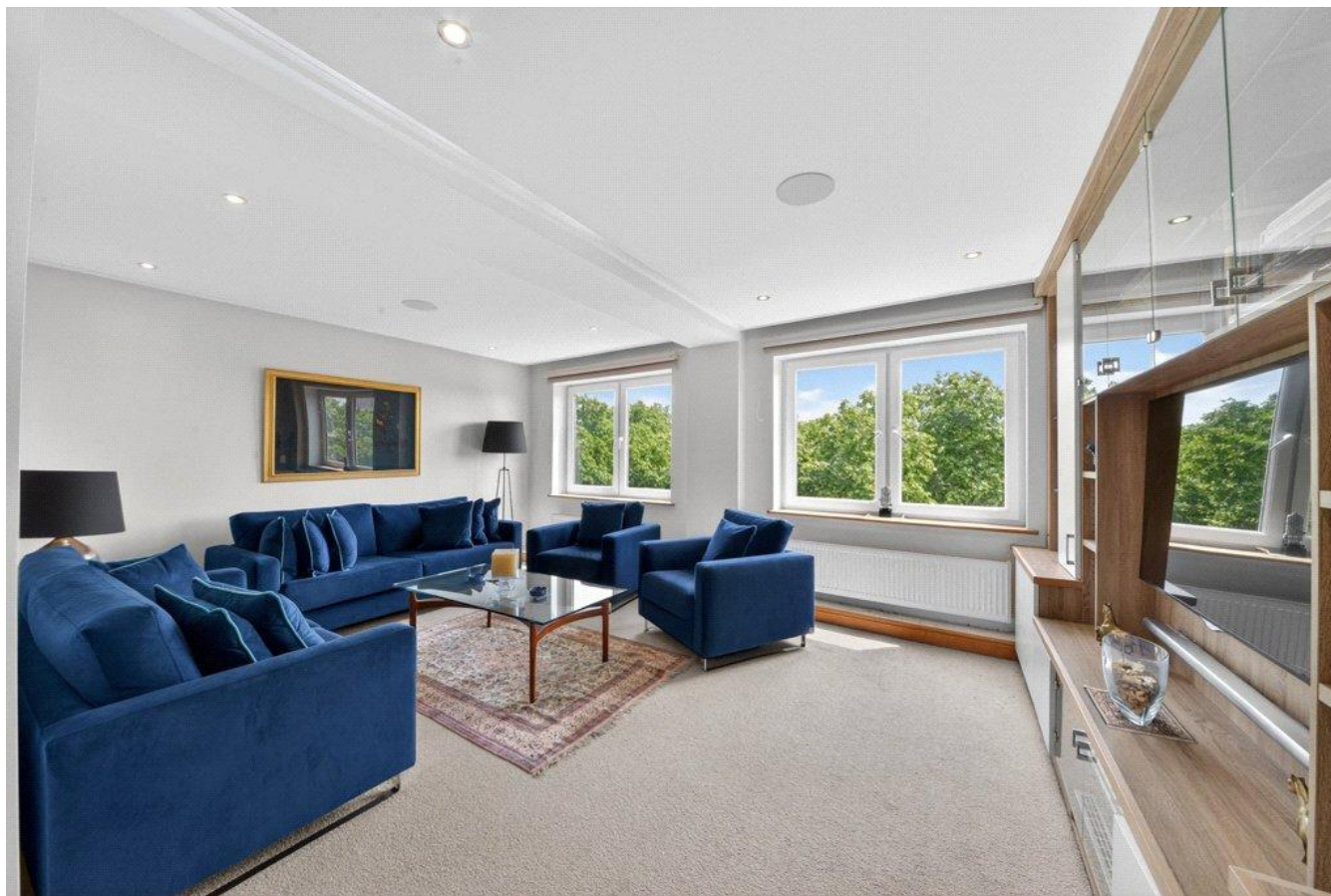
The property comprises a spacious open-plan reception and dining area, complemented by a separate fully fitted kitchen. There are three well-proportioned double bedrooms, an ensuite to the principal bedroom and a family bathroom. The apartment has been recently refurbished and further benefits from lift access, air conditioning, a porter service, and excellent natural light throughout.

Positioned in one of London's most prestigious locations, which places residents moments from Green Park and Hyde Park, with Buckingham Palace and St James's Park also within close proximity.

The area is renowned for its world-class boutiques, luxury hotels, fine dining restaurants, and cultural landmarks across Mayfair and St James's.

For transport, Green Park Underground Station (Jubilee, Piccadilly and Victoria lines) and Hyde Park Corner Station (Piccadilly line) are both within a short walk, providing excellent connectivity across London and beyond.





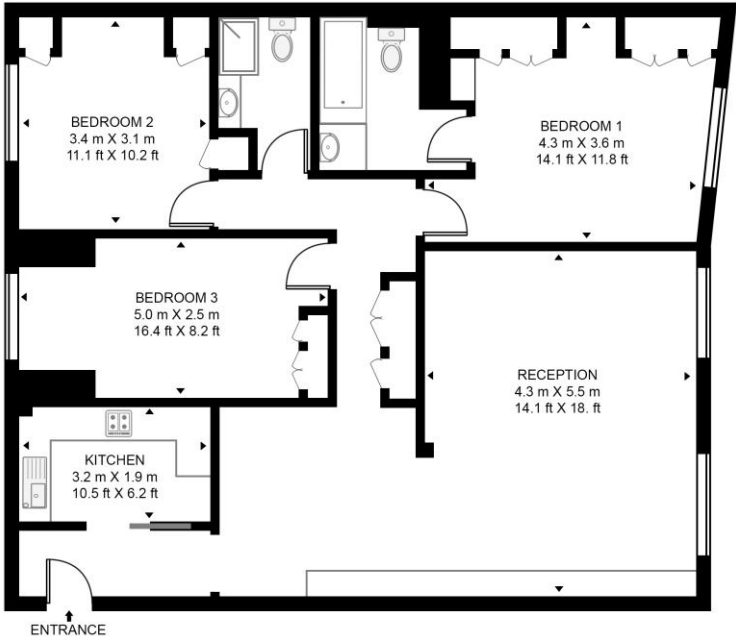
## Property Features:

- Three Bedrooms
- Two Bathrooms
- A Separate Kitchen
- Fifth Floor
- 1,068 Square Feet (Approx.)
- Ample Storage
- Daytime Porter/Concierge
- Lift
- Green Park Station (Jubilee, Piccadilly, Victoria)
- Hyde Park Corner Station (Piccadilly) 0.4 miles



**PICCADILLY**

APPROXIMATE GROSS INTERNAL FLOOR AREA 1068 SQ.FT (99.2 SQ.M)



FIFTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£2,300,000
Tenure:	Leasehold Expires 15/09/2141 Approximately 115 Years Remaining
Ground Rent:	To be confirmed
Service Charge:	£8,500.00 (per annum) for the year 2026

## Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: KEN260074

T: 020 7938 3522

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W: [www.benhams.com](http://www.benhams.com)

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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Singapore | South Africa | Turkey

