



Ideal pied-à-terre or investment in Mayfair £2,450,000
Piccadilly, London

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£2,450,000

This exceptional two-bedroom apartment, set in an attractive fully renovated period building, offers an ideal pied-à-terre or investment opportunity with a prestigious Mayfair address. Located on the fifth floor, above the tree line, it boasts panoramic views over Green Park, the London Eye, and the entire central London skyline. With only two apartments per floor, this property provides a rare combination of privacy and luxury in one of the most sought-after locations in the capital.

The apartment is thoughtfully designed with well-proportioned rooms, including generously sized bedrooms, and features large windows on both sides, making it wonderfully light-filled—especially benefiting from the south-facing aspect of the living room and master bedroom. The living spaces are perfectly laid out, with a separate kitchen, a spacious en suite to the master bedroom, and an additional guest bathroom.

Further enhancing the appeal, the building is fully portered and serviced by a lift, ensuring convenience and security. Residents also enjoy the availability of on-street parking, a rare feature in such a prime location.

The apartment is equipped with both hot and cold air conditioning throughout, ensuring year-round comfort, while the kitchen benefits from underfloor heating.

This property offers the perfect balance of centrality and tranquillity, making it an ideal base for those seeking an unparalleled living experience in Mayfair.

Council Tax Band: H (Westminster Council)

Tenure: Leasehold (889 years)

Ground Rent: £500 per year

Service Charge: £11,900 per year

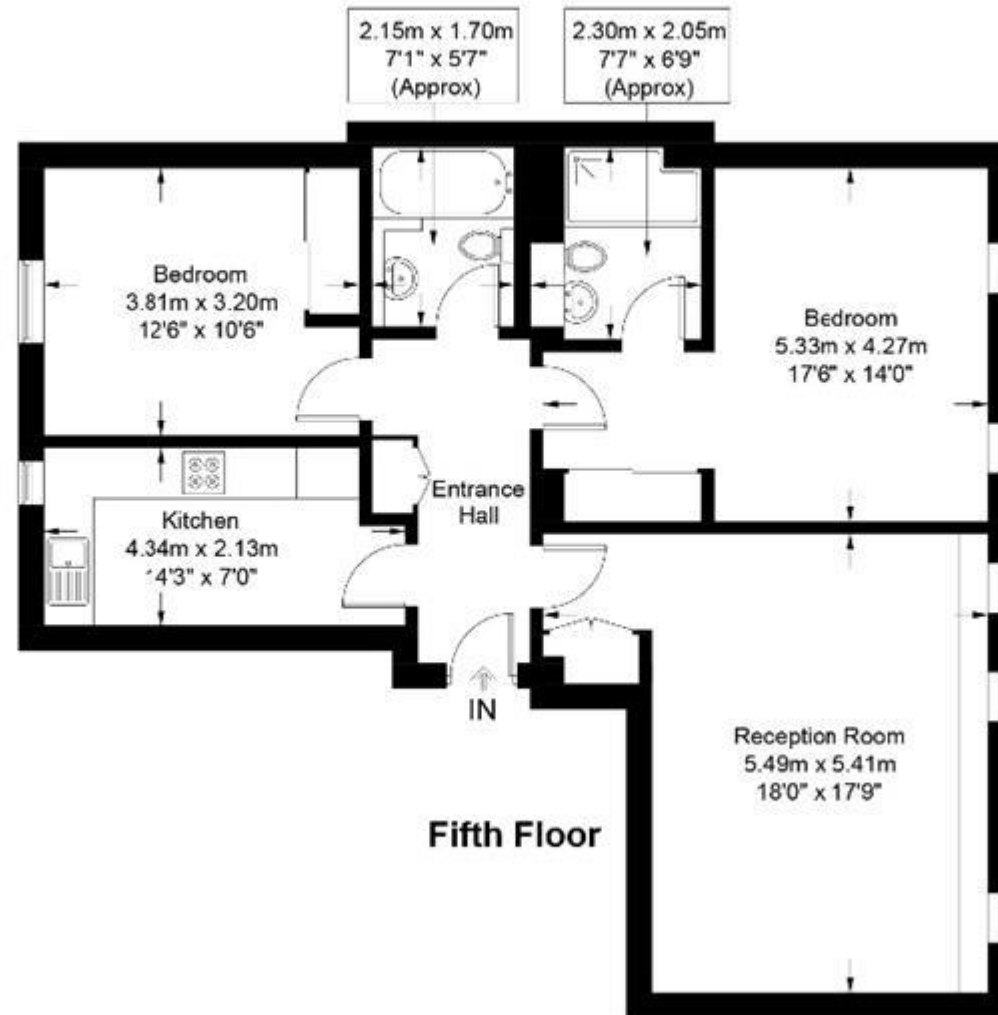
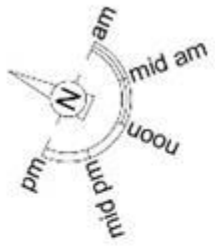
Parking options: On Street, Residents

Accessibility measures: Lift access



Piccadilly, W1J

Approximate Gross Internal Area = 899 sq ft / 83.52 sq m



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	83
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.