



CURZON STREET

MAYFAIR W1

Constructed circa 1785 as a five-storey Georgian townhouse.

The original 18th century front door has been completely restored and provides an impressive, private entrance.



HISTORY

Constructed circa 1785 and situated in the middle of Curzon Street, this attractive period home is arranged across the upper four levels of a five-storey Georgian townhouse.

The original 18th century front door has been completely restored and provides an impressive, private entrance through to a marble hallway and solid American Oak staircase.

THE DETAILS

The first floor has a bright reception room with 2.65 metre ceiling heights and two sets of French windows, both with Juliette balconies, offering great views over Curzon Street.

There is a working antique fireplace of Georgian decent and a Bose home cinema installation. The kitchen/dining room has a Bulthaup kitchen with stainless steel bar incorporating Teppanyaki, BBQ grill and induction hob and there is direct access to a private southwest facing terrace with mature planting and underfloor storage. The study is accessed from both the hallway and reception room and benefits bespoke dark stained oak shelving and an internal window framing the kitchen/dining room.

On the second floor is a well-appointed double bedroom with working fireplace and large sash windows, dressing area with bespoke teak wardrobes and an ensuite bathroom. There is an additional Bulthaup kitchen with Gaggenau and Meile appliances and induction hob, seating area, separate utility room and guest WC.

The third floor comprises a double bedroom with bespoke dressing area constructed from Lebanese Cedar wood leading through to an ensuite bathroom with Japanese teak bath and Czech and Speake art deco shower.

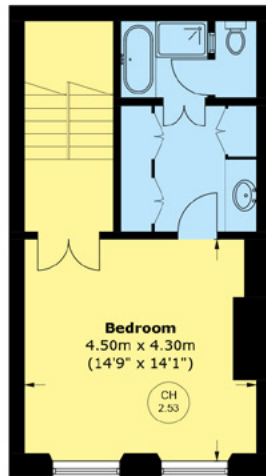
The principal bedroom suite occupies the entire top floor and enjoys an abundance of natural light with two large roof lanterns and folding doors opening onto a private balcony overlooking Curzon Street. There are built in wardrobes and an ensuite shower room with book matched Calacatta marble with marble double bowl vanity basins and a Czech and Speake rain shower.

LOCATION

The property is ideally located to enjoy all the benefits of Mayfair living, including easy access to some of the capital's most exclusive boutiques and restaurants. The open spaces of Green Park and Hyde Park are both just moments away, while Green Park underground station is within 0.2 miles (Jubilee, Piccadilly and Victoria lines).



TOTAL AREA (APPROX.): 2,195.8 SQ. FT (204.0 SQ. M)
BALCONY & TERRACE: 415 SQ. FT (38.6 SQ. M)

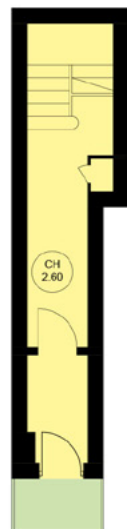


Third Floor

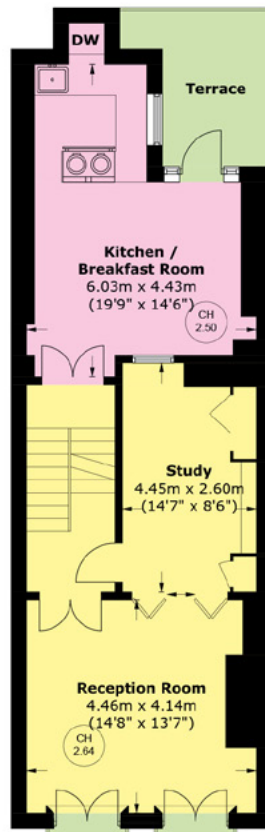


Fourth Floor

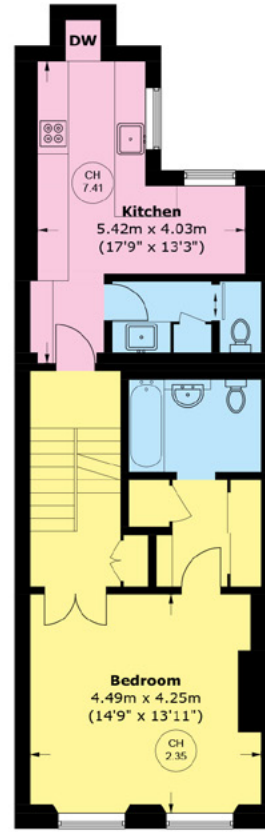
DW = Dumbwaiter



Ground Floor



First Floor



Second Floor

Tenure: Leasehold with lease extension rights. Lease expiring 23.06.2051
No service charge
Council Tax: Band H
Local Authority: Westminster City Council
Guide Price: £3,350,000



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MAYFAIR'S FINEST PROPERTIES

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