



CURZON STREET

MAYFAIR, W1



*Image based on historical picture

A SEVEN WINDOWS WIDE, **BEST IN CLASS**,
THREE-BEDROOM APARTMENT IN THE HEART OF MAYFAIR



Positioned on the first floor of a desirable portered building is this brand newly refurbished three-bedroom, three-bathroom prestigious apartment. The apartment offers luxurious lateral living with generous entertaining space, benefiting from exceptional ceiling heights and large sash windows throughout.

The impressive open plan reception/dining room measures 30'x20' in size and combines period charm with elegance. With a marble feature fireplace, intricate cornicing, herringbone flooring and panelled walls, this meticulously designed apartment is the epitome of style.

There is a separate, bespoke kitchen cleverly accessed through pocket doors allowing the space to flow into the dining room, and floor to ceiling glass cabinetry with views through to the living space and beyond.







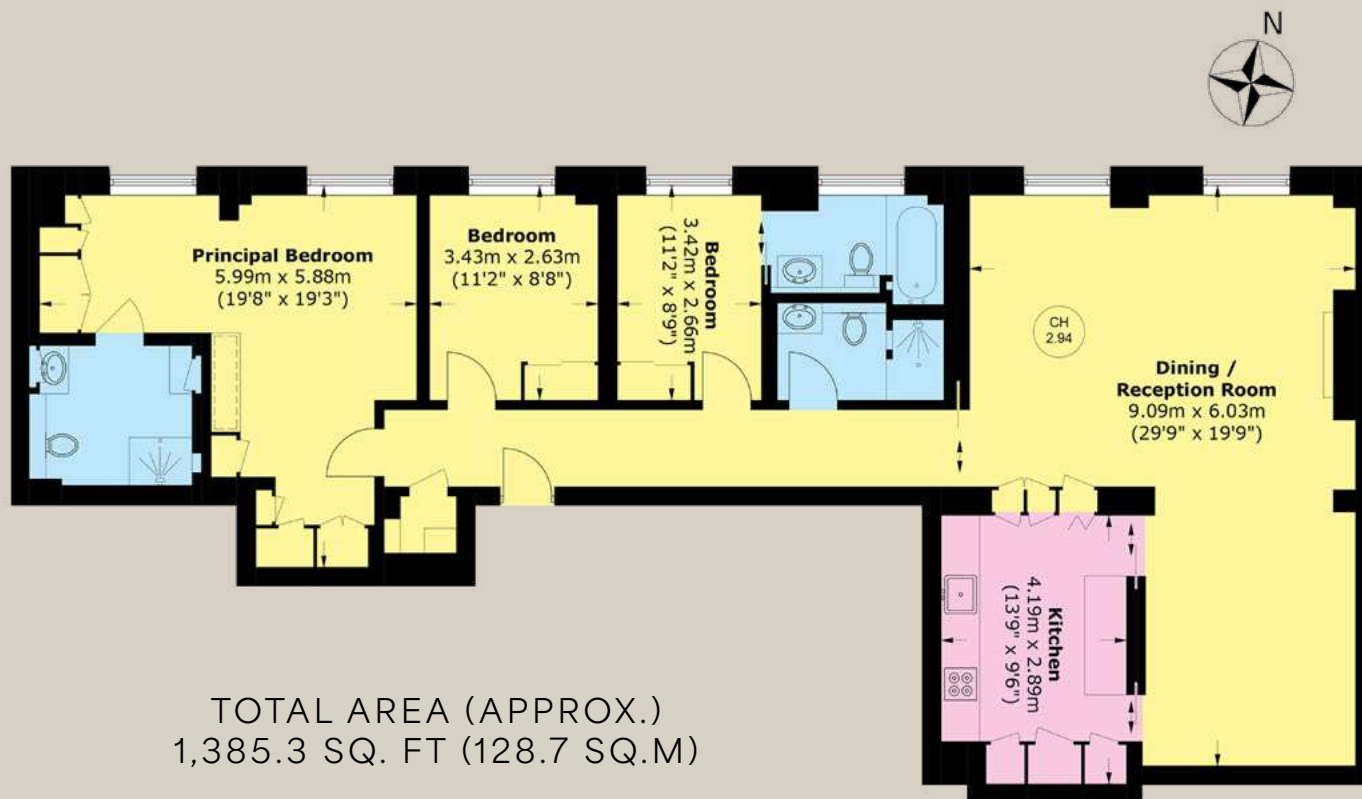
The principal bedroom suite has built-in wardrobes, a concealed coffee/refreshment station and modern fireplace. The en suite shower room has marble topped vanity units and Samuel Heath sanitaryware.

The second bedroom has built in wardrobes and an en suite bathroom with marble topped built-in bath and vanity unit.

The third double bedroom also benefits from built-in wardrobes. There is an additional family shower room accessible from the hallway and a separate utility room.

The stunning apartment further benefits from underfloor heating and air conditioning throughout. There is an on site porter and lift access.





Curzonfield House is a well run purpose built residential block in the centre of Curzon Street with views through Queen Street to Charles Street. The building has a porter, lift facilities and is located moments from Berkeley Square. The enviable location provides access to nearby

world famous restaurants, luxury retail shopping and the extensive green open spaces provided by the Royal Parks of Hyde Park and Green Park. The nearest tube station is Green Park giving easy access to the Jubilee, Victoria and Piccadilly lines.



Price: £4,750,000

Tenure: Leasehold, approximately 198 years remaining

Service Charge: Approximately £15,000 per annum

Ground Rent: Peppercorn

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