



Curzon Square, Mayfair **W1J**



Curzon Square

Mayfair W1J

Curzon Street is ideally located for the amenities of the West End, while also being well placed for Mayfair's world renowned restaurants and boutiques as well as the open spaces of Hyde Park. Transport links include Green Park (Piccadilly, Victoria and Jubilee lines).



Guide price: £3,550,000

Tenure: Leasehold: approximately 105 years remaining

Service charge: £17,400 per annum, reviewed every year, next review due 2024

Ground rent: £350 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: G

Arranged within this smart residential building just off Curzon Street, this spacious and well presented two bedroomed property benefits from concierge, lift and private underground parking space.

The property is entered on the second floor into a long hallway with wood floors and storage space. To the rear of the building is a naturally light reception room, with ample entertainment space and room for dining. Access through the double doors to enter the fitted kitchen, an impressive room with lots of storage and high spec integrated appliances.

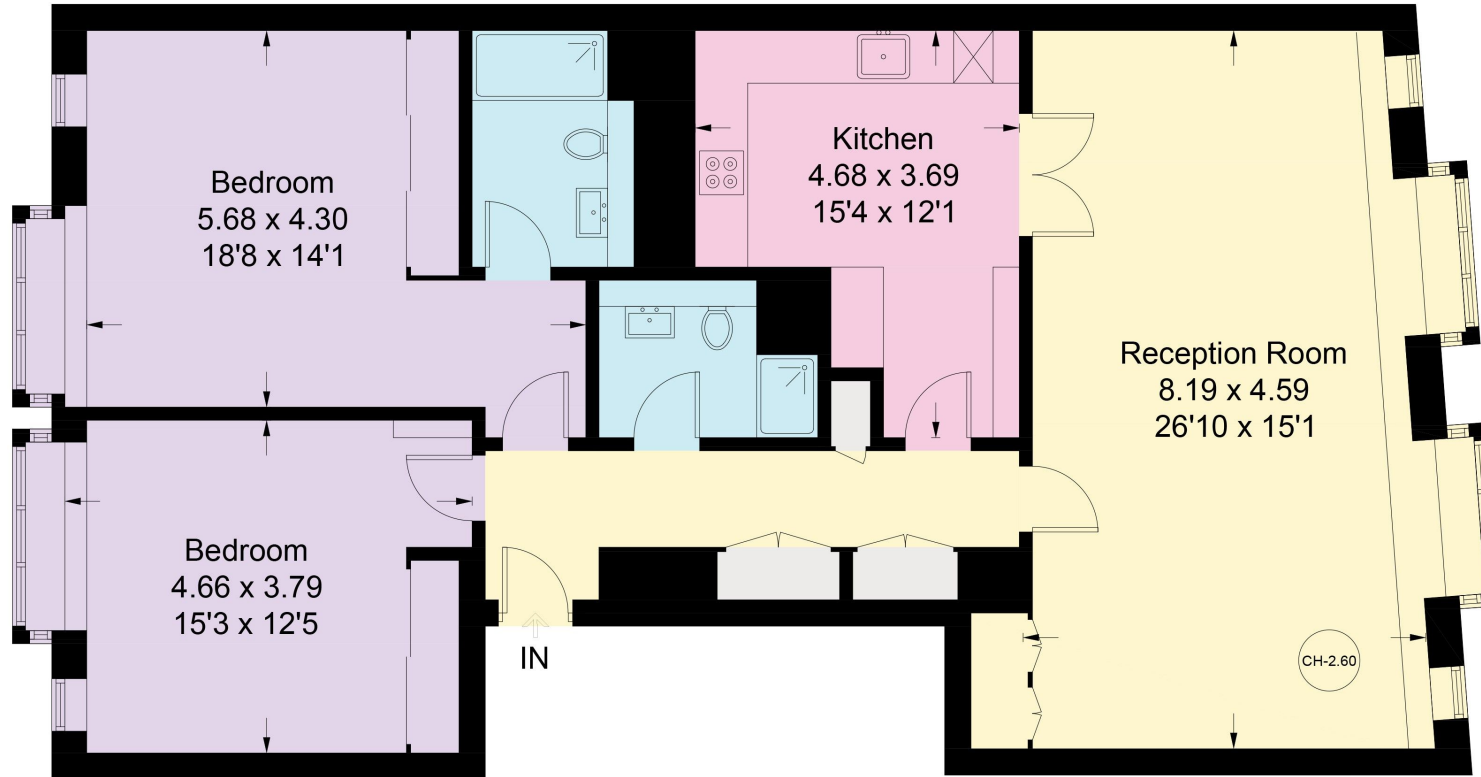
Positioned to the front of the property is the principal suite, which has fitted wardrobes and an en suite shower room, and the second double bedroom, which also benefits from fitted wardrobes. An additional shower room can be found just off the hallway. Curzon Square is a desirable address in Mayfair, moments from the boutiques and restaurants of Mount Street.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft



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Second Floor

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated September 2023.

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