







## KEY FEATURES

- 24hr-porter
- Air conditioning

•Please note, some images have been virtually staged

This fantastic and well-maintained apartment arranged over two floors and offering 1,796 sq ft of generous living space.

The upper floor features a spacious reception/dining room with high ceilings and an ornate fireplace with a fully fitted kitchen. The lower floor comprises of the principal bedroom suite with built-in wardrobes and a further bedroom with ensuite bathroom. There is also a third bedroom which could be used as a study.

The apartment is just a short walk from Berkeley Square, Hyde Park and Green Park. Local transport links are excellent and include: Green Park Underground Station: 0.2 miles and Piccadilly Underground Station: 0.4 miles.



3 BEDROOM



2 BATHROOM











## ACCOMMODATION

Reception room

Kitchen

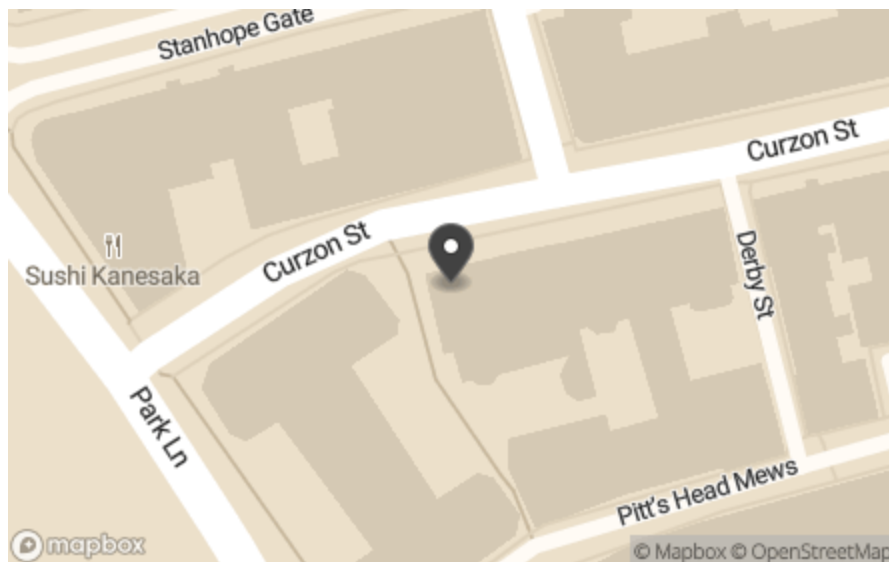
Two bedrooms with ensuites

Further bedroom/study

WC

## LOCATION

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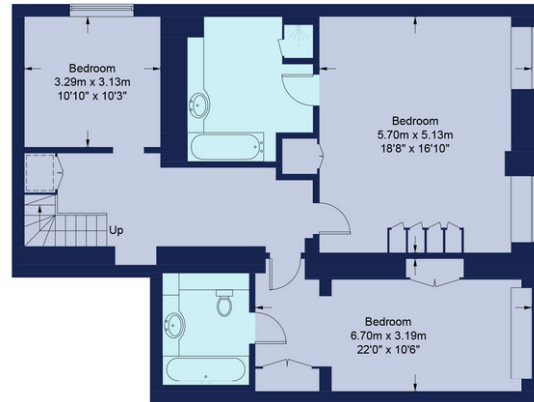


## Curzon Square ,W1J

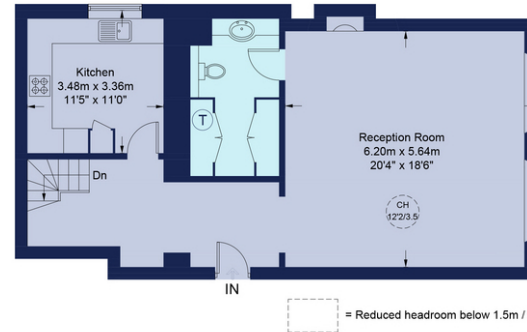
Approximate Gross Internal Area (Excluding Reduced Headroom)

166.9 sq m / 1796 sq ft

Reduced Headroom = 0.7 sq m / 7 sq ft



Lower Ground Floor



Ground Floor



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID990427)

**BEAUCHAMP  
ESTATES**

### TERMS

Price: £1,975 per week

Council Tax Band: H

Viewing: By appointment only

**BEAUCHAMP  
ESTATES**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

