





KEY FEATURES

- Duplex apartment
- Underground parking
- 24hr concierge
- Private access to communal gardens

The apartment benefits from an on-site concierge, a secured allocated underground parking space, and direct access to a large communal landscaped garden with topiary features, a fountain and a west-facing aspect.

The ground floor is occupied by a spacious reception room, dining room and a kitchen with state of the art integrated appliances and a separate utility room. The grand staircase leads you down to the lower-ground floor of the home which presents a large principal suite with an ensuite and walk-in wardrobe. There is a further guest bedroom and a shower room.



2 BEDROOM



2 BATHROOM





ACCOMMODATION

Entrance Hall

Reception Room

Dining Room

Kitchen

Principal Suite with ensuite and Walk-in Wardrobe

Guest Bedroom

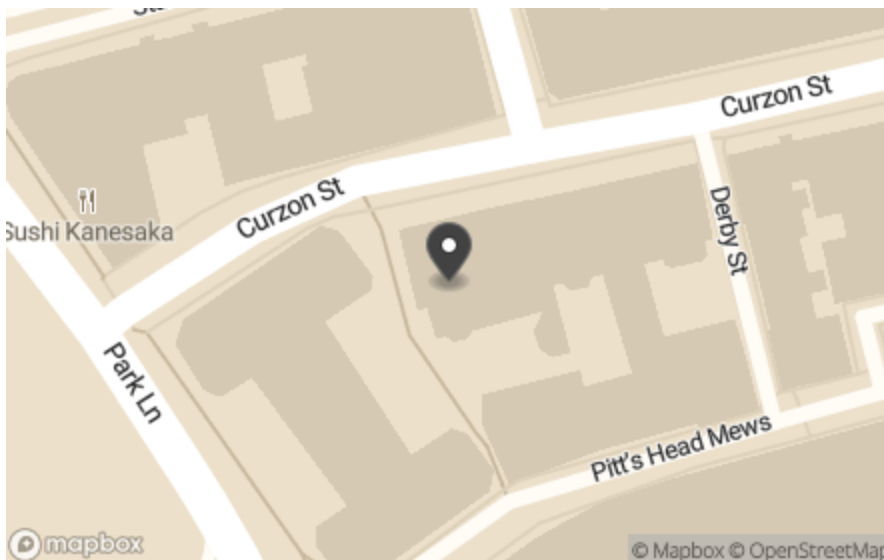
Shower Room

Utility

Guest Cloakroom

LOCATION

Nestled between Hyde Park and Green Park in the heart of Mayfair, Curzon Square offers access to two of London's premier green spaces in addition to the best restaurants in the city, private members' clubs and luxury boutiques. Curzon Square is just a short walk from Green Park Underground Station (Jubilee, Victoria and Piccadilly Lines) offering quick and direct access to the wider city.

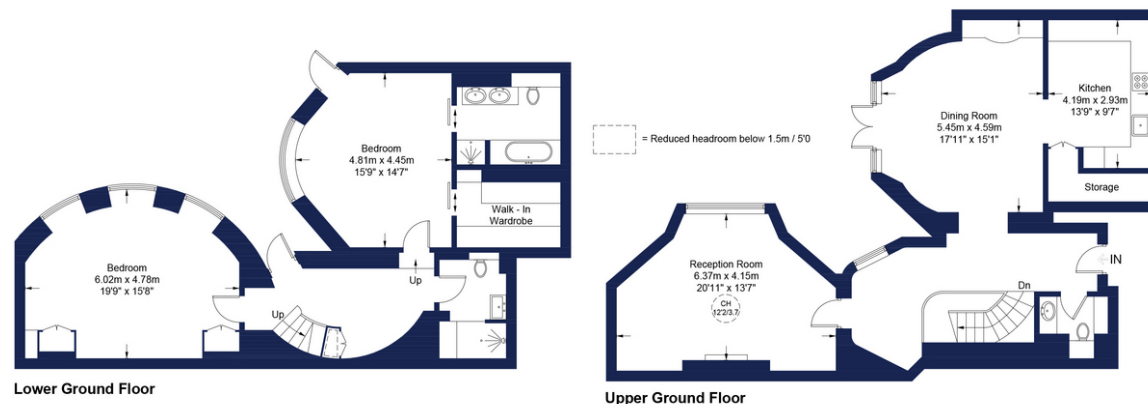






Curzon Square, W1J

Approximate Gross Internal Area = 1781 sq ft / 165.5 sq m



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. (ID958596)

BEAUCHAMP
ESTATES

TERMS

Price: £2,500 per week

Council Tax Band: H

Viewing: By appointment only

BEAUCHAMP
ESTATES

24 Curzon Street,

London, W1J 7TF

londoninformation@beauchampestates.com

020 7499 7722

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

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		

