



**BEAUCHAMP
ESTATES**

Curzon Square

MAYFAIR





A spacious two bedroom
Duplex apartment in Curzon
Square, Mayfair.



Exterior

Set within a traditional Mayfair mansion building on Curzon Square, the property benefits from access to landscaped communal gardens featuring formal planting, topiary and a central fountain with a west-facing aspect. The building provides a staffed entrance with concierge and includes a secure allocated underground parking space for residents.

Highlights

- Communal Garden
- High Ceilings
- Wood Flooring
- Ideally Located
- Private Courtyard





Interiors

Arranged over two floors, the apartment presents contemporary interiors within a period structure. The entrance level is centred around a generous reception room with a separate dining room and a kitchen fitted with integrated appliances, complemented by a separate utility room. A staircase leads to the lower ground floor where the principal suite includes a walk-in wardrobe and ensuite bathroom. The level also includes an additional bedroom and shower room, creating a private sleeping floor distinct from the main entertaining areas.



Features

- 24/7 Concierge
- Furnished
- Secure Parking

Location

Curzon Square sits between Hyde Park and Green Park in central Mayfair, within walking distance of Park Lane, Berkeley Square and the area's restaurants, private members' clubs and boutiques. Green Park Underground Station (Jubilee, Victoria and Piccadilly lines) is nearby, providing direct connections across central London and towards the West End, Victoria and Heathrow.



Terms

Price: £2,500 per week

Tenure:

Local Authority: Westminster

Council Tax: H

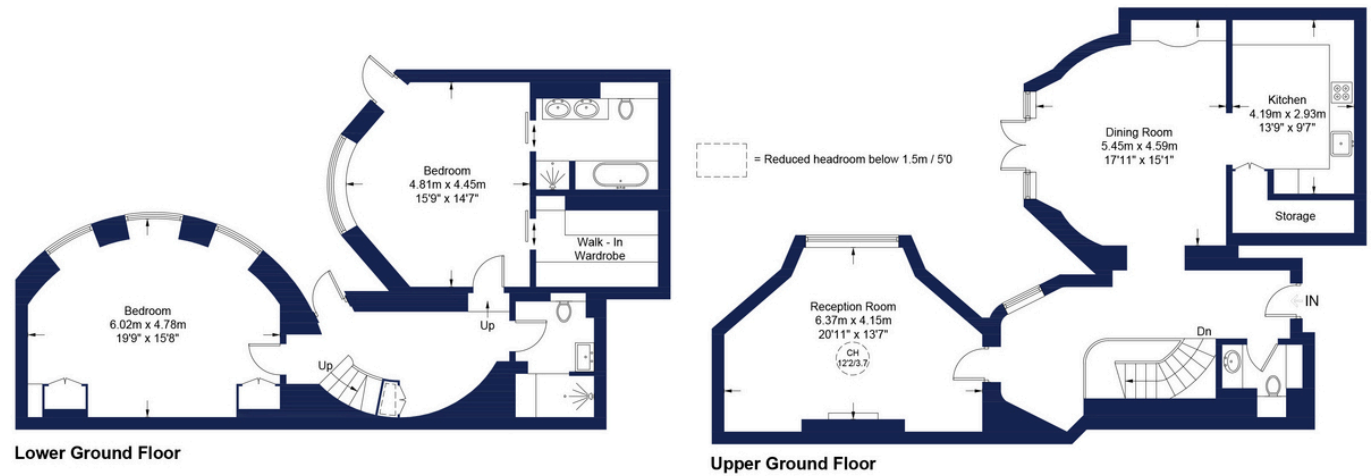
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	70	50	74
England, Scotland & Wales		England, Scotland & Wales	

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Curzon Square, W1J

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



Lower Ground Floor

Upper Ground Floor



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)





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