



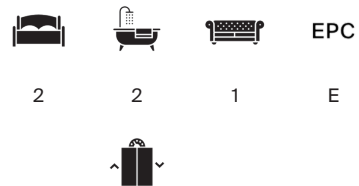
## CURZON SQUARE

Mayfair W1J



# WHERE COMFORT MEETS CONVENIENCE

An elegant and spacious two bedroom apartment on Curzon Square.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 103 years remaining

Please note, we have been unable to confirm the ground rent. You should make your own enquiries.

Service charge: approximately £25,250 per annum, reviewed every year, next review due 2027

**Guide price: £2,500,000**

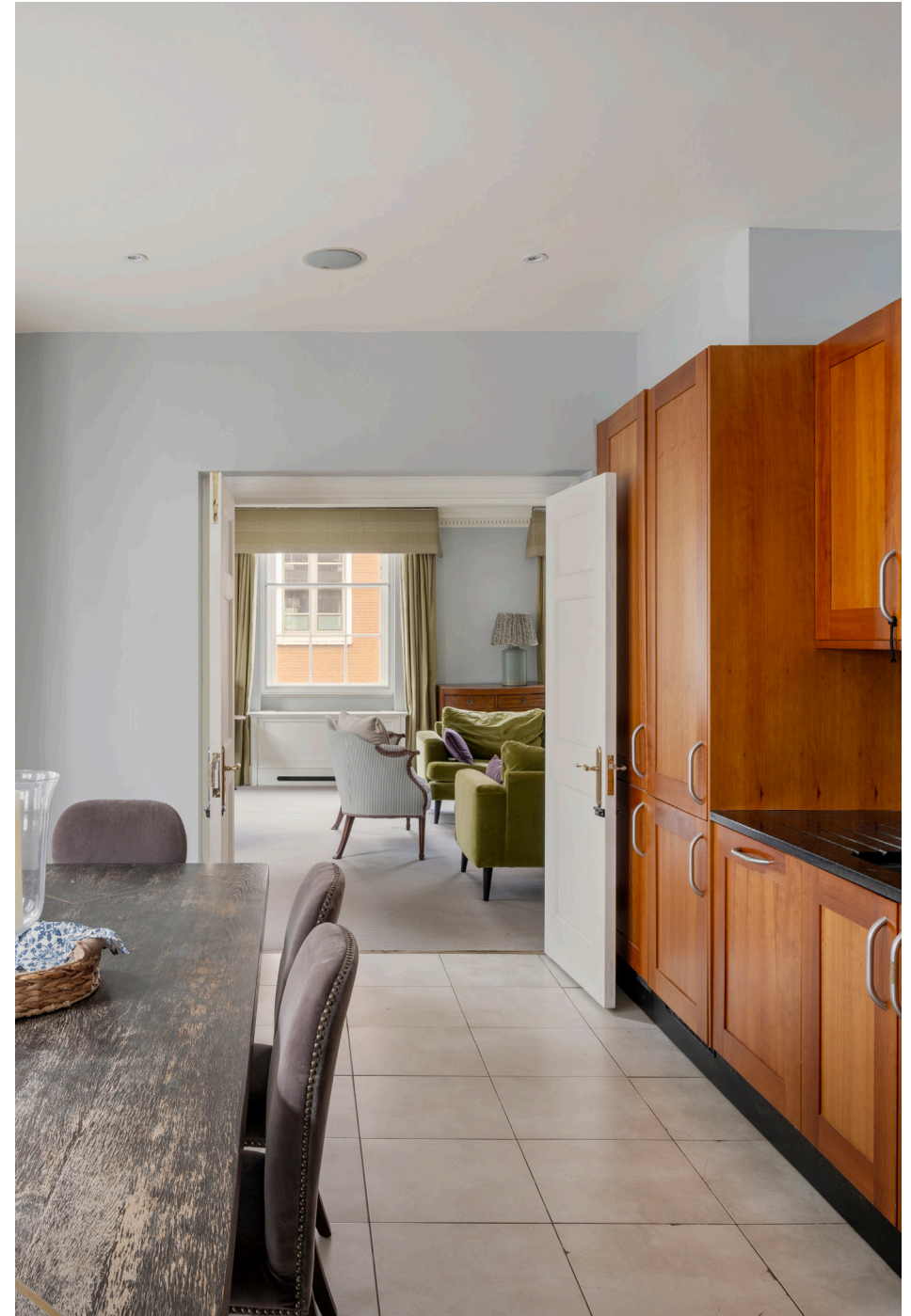


## CURZON SQUARE, MAYFAIR WIJ

Situated within a beautiful Grade II listed building, this spacious apartment comprises two generously sized bedrooms, two bathrooms and expansive living and dining spaces designed for both comfort and relaxation.

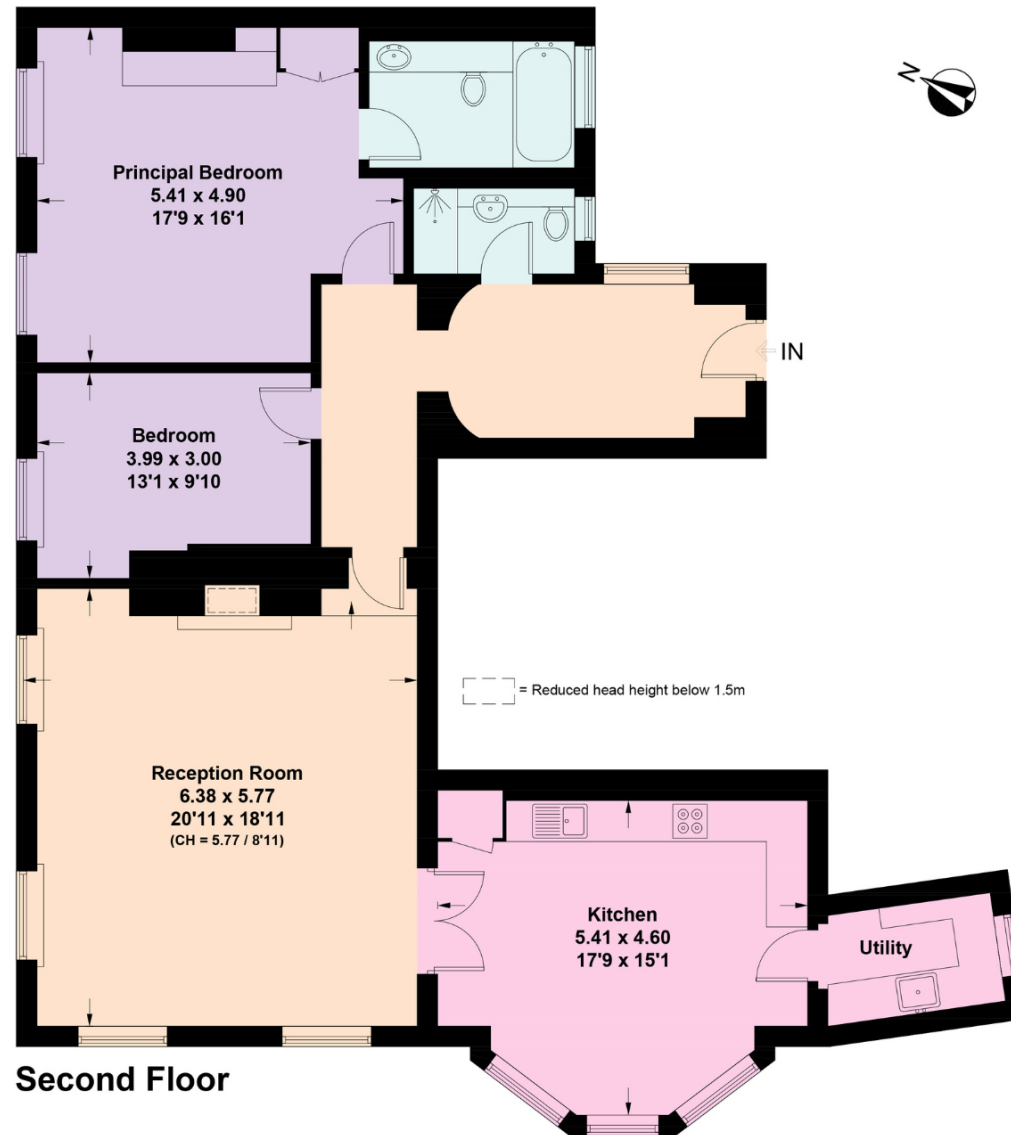
The dual aspect reception room benefits from four large windows which flood the room with natural light. The separate eat-in kitchen is well equipped and a perfect space for entertaining. The building has 24-hour portorage and lift access to all floors.

Curzon Square 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).









Approximate Gross Internal Area = 128.9 sq m / 1387 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

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