

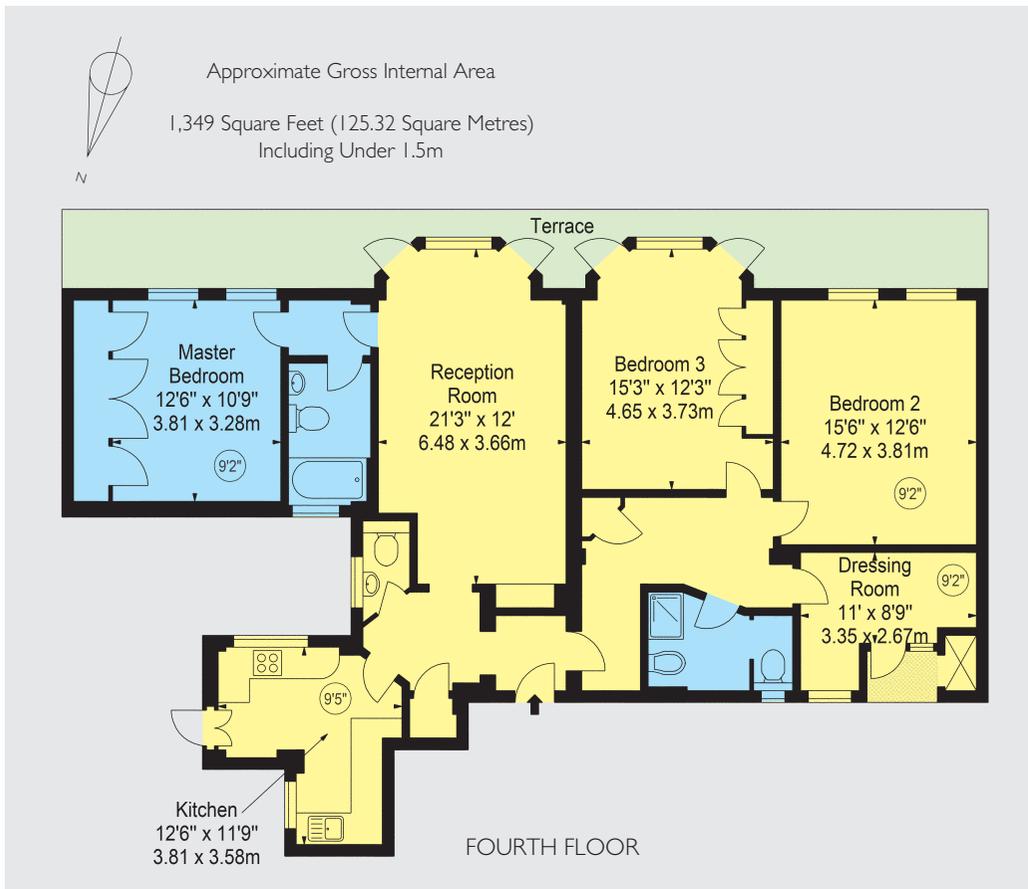


# CURZON STREET

MAYFAIR W1



A THREE BEDROOM APARTMENT QUIETLY SITUATED ON THE 4TH FLOOR OF THIS ATTRACTIVE PERIOD BUILDING. BENEFITS INCLUDE UNIFORMED PORTERAGE, A GOOD SIZED PASSENGER LIFT AND A GENEROUS SOUTH FACING TERRACE.



The apartment offers an open yet cosy Reception Room with wonderful natural light owing to its South facing aspect. With a large master bedroom with built in storage and a spacious en-suite bathroom, a second and third double bedroom along with a shared family bathroom and separate dressing room which could be used as a fourth bedroom if required. The apartment is in need of modernisation and has the unique benefit of a terrace spanning 10 windows across.

Curzon Street is ideally positioned in one of Mayfair's most notable addresses with number 36 located on the south side, close to the junction with Hertford Street. With easy access to both Berkeley Square and Hyde Park as well as the boutiques of nearby Mount Street and Bond Street and the numerous Michelin Starred restaurants and clubs the area has to offer.

#### ACCOMMODATION

- Reception Room
- Kitchen
- Master Bedroom with En Suite
- Second Bedroom
- Family Bathroom
- Third Bedroom
- Dressing Room/ Bedroom 4
- Guest Cloakroom
- 1,349 Square Feet
- EPC Band: D

#### TERMS

Lease Length: 29 Years Unexpired  
Service Charge: £13,071.46 Per Annum  
Ground Rent: £30.00 Per Annum  
Price: £1,950,000

Wetherell have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Wetherell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Energy Efficiency Rating: Band D. June 2017

Sole Agents



102 Mount Street · London · W1K 2TH  
T: 020 7529 5566 E: sales@wetherell.co.uk

wetherell.co.uk

NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL