

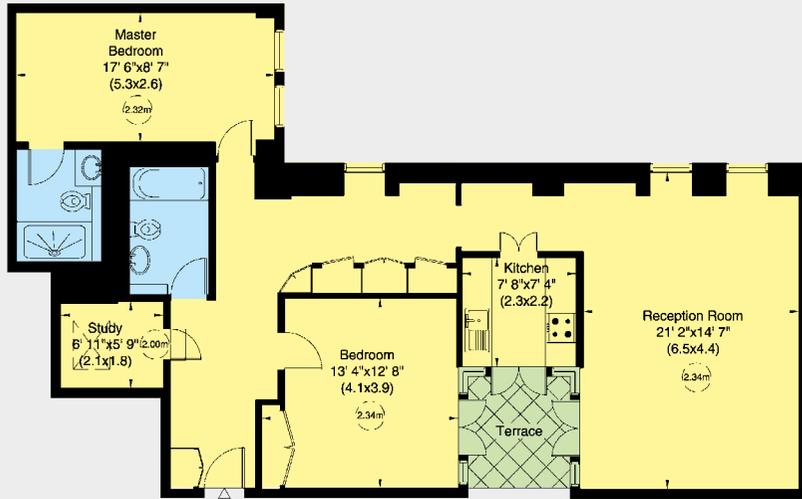


CURZON STREET

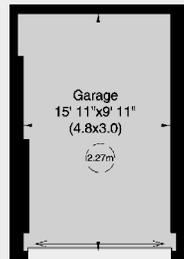
MAYFAIR W1



A THIRD FLOOR TWO BEDROOM APARTMENT OF 1,118 SQUARE FEET, WITH A LONG LEASE, A PORTER AND ITS OWN PRIVATE GARAGE.



THIRD FLOOR



GROUND FLOOR

Approximate Gross Internal Area
1,278 Square Feet (119 Square Metres)
Including Garage

1,118 Square Feet (104 Square Metres)
Excluding Garage

Situated on the third floor of a purpose-built residential block constructed during the 1980's, this apartment has an abundance of natural light. The large Reception Room benefits from views onto the building's communal courtyard, with both the Reception Room and Kitchen having direct access to a private Terrace, providing the opportunity for al fresco dining.

Both the Bedrooms have good built in storage with the Master Bedroom benefitting from an En-Suite Bathroom and South facing views onto the communal courtyard. The Second Bedroom has direct access to the private Terrace and utilises the conveniently located Family Bathroom across the Hallway, which also acts as a Guest Cloakroom. In addition, there is a separate Study.

No. 7 Curzon Street is a modern block of residential apartments set behind the portico of the Christian Science Church, which was designed by Lanchester & Rickards in 1910-12. The residential apartments can be entered via an attractive landscaped courtyard, or alternatively from Clarges Mews. The building benefits from daytime porterage, lift access and well maintained communal areas.

Situated just off Berkeley Square, 7 Curzon Street is wonderfully located to access all that Mayfair has to offer, from the new Annabel's, to the nearby Royal Parks.

ACCOMMODATION

- Reception Room
- Kitchen
- Master Bedroom with En Suite Bathroom
- Second Bedroom
- Family Bathroom
- Private Terrace
- Study
- Private Lock Up Garage
- Lift
- Porter
- 1,118 Square Feet
- EPC Band: C

Sole Agent

TERMS

Lease Length: 91 Years Remaining

Service Charge: Approximately
£5,120 Per Annum

Ground Rent: £300 Per Annum

Price: £2,295,000

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 C. 2018.



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