

FOR SALE EXTREMELY RARE MAYFAIR FREEHOLD

# 31 CURZON STREET

London W1



## Key Highlights

- Freehold;
- Super-prime Mayfair location;
- Situated on Curzon Street, one of London's most desirable corporate addresses;
- Attractive Grade II listed building, well-suited to owner occupation and multiple tenancy;
- 3,454 sq ft arranged over lower ground, ground and four upper floors;
- Striking aesthetics including prominent reception, grand spiral staircase and feature glass lift;
- First floor balcony and access to secluded garden at the rear of the property;
- Vacant Possession can be obtained in early 2021;
- The property is not elected for VAT;
- Offers are invited for the freehold interest in excess of **£8,000,000 (£2,316 per sq ft)**



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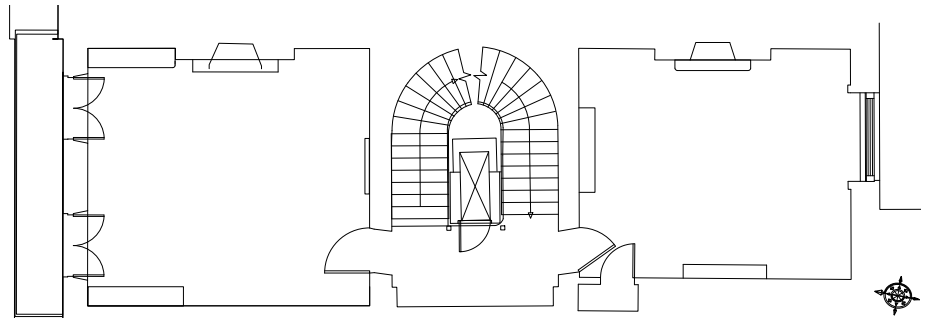


## Accommodation Schedule

Floor	NIA (Sq Ft)
4	429
3	615
2	591
1	665
G	669
LG	485
<b>Total</b>	<b>3,454</b>

Areas are taken from a Plowman Craven Measured Survey (Sep-20)

## Typical Floorplan



Not to scale - for identification purposes only



## Comparable Evidence

Date	Address	Tenure	Sq Ft	CV PSF	NIY	CV
Q3-20	32 Sackville Street, W1	FH	7,300	£2,847	VP	£20.5m
Q1-20	45 Clarges Street, W1	FH	3,992	£3,319	VP	£13.25m
Q1-20	3 St James's Place, SW1	FH	2,608	£3,117	2.34%	£8.1m
Q4-19	2 St James's Place, SW1	FH	2,506	£3,232	1.85%	£8.1m
Q4-19	14 Grosvenor Street, W1	LH	5,489	£2,546	VP	£14.1m

## Contact

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