



**A CHARMING PERIOD TOWN HOUSE THE PROPERTY HAS BEEN SUBJECT TO A SUBSTANTIAL RENOVATION AND REFURBISHMENT PROGRAMME COMPLETED TO AN EXCEPTIONALLY HIGH STANDARD. INCLUDES AC AND LIFT.**

MAYFAIR, LONDON, W1K 7HE

**Furnished, £3,000 pw (£13,000 pcm) + fees and other charges apply.\***

**Available from 01/08/2020**



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**CULROSS STREET  
MAYFAIR, LONDON, W1K 7HE**

**£3,000 pw (£13,000 pcm) Furnished**

- Lift to all floors • 2937 sq. ft. • Three bedrooms
- Three Bathrooms • Two WCs • Fully furnished
  - Brand new very high specification
  - EPC Rating = E • Council Tax = H

**Description**

A charming period town house located close to Hyde Park and Grosvenor Square . The property has been subject to a substantial renovation and refurbishment programme completed to an exceptionally high standard with exquisite and very tasteful furniture all of which is brand new. . Includes AC and Lift.

Whilst incorporating many modern amenities expected from houses of this stature, the refurbishment nevertheless has thoughtfully taken into account the character of this fine period building. Approximately 2,755 sq. ft. Furnished.

Lift to all floors, 4 bedrooms, 3 reception rooms, 3 bathrooms (2 en suite), plus two separate WCs, terrace, garage, air conditioning and alarm system. The kitchen has integrated appliances from the best German manufacturers.

**Energy Performance**

A copy of the full Energy Performance Certificate is available on request.

**Viewing**

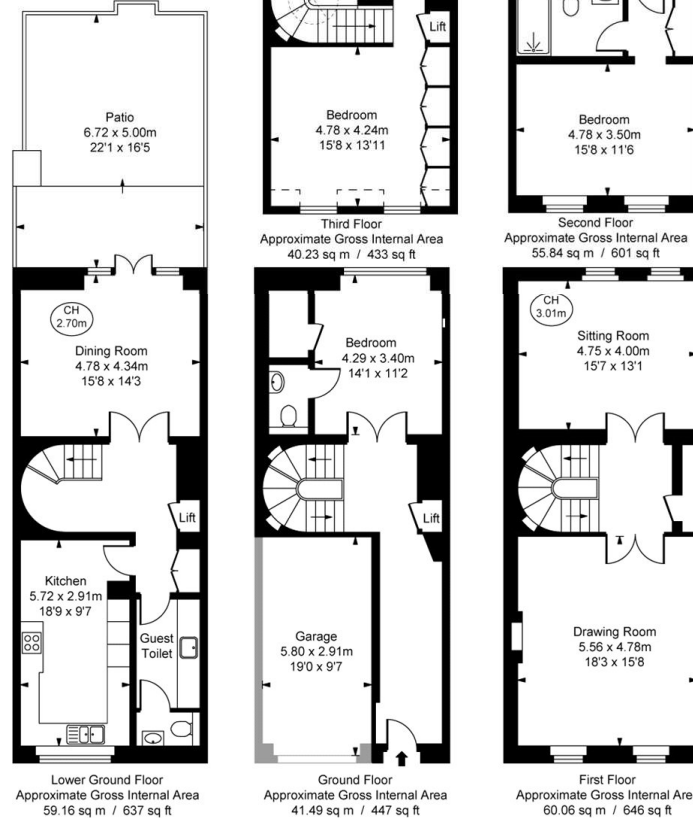
Strictly by appointment with Savills.



Culross Street, W1K

Approximate Gross Internal Area  
255.98 sq m / 2,755 sq ft  
Garage  
16.88 sq m / 182 sq ft

Total Areas Including Garage  
272.86 sq m / 2,937 sq ft  
(Including restricted height  
under 1.5m  $\square$   $\square$   $\square$   $\square$   $\square$ )  
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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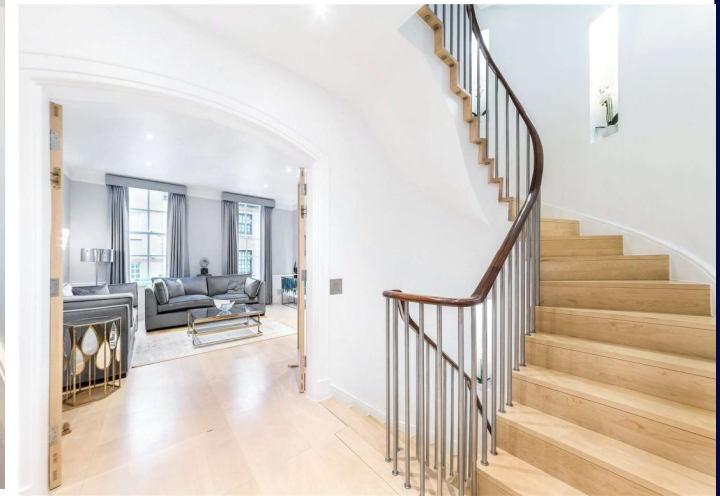
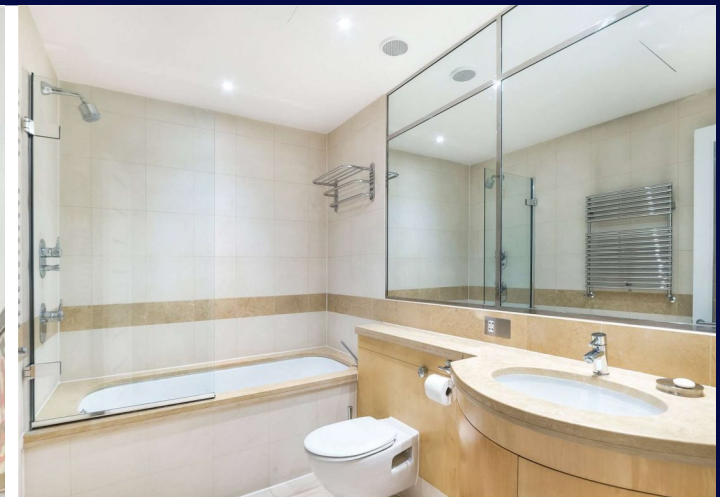
**Situation**

Culross Street is a residential side street conveniently located for the green spaces of Hyde Park Square and Grosvenor Square. The closest Underground stations are Bond Street (Central and Jubilee lines), located 0.4 miles from the property and Marble Arch (Central line), located 0.3 miles from the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOORPLANS

Gross internal area: 2937 sq ft, 272.9 m<sup>2</sup>



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190628YNMK

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## Mayfair & St James's Lettings

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