



A beautifully presented two bedroom apartment situated on the second floor of a highly sought after residential building with porter, lift and underground parking.

**Curzon Square, London, W1J**

Guide Price: £2,850,000

Leasehold (approximately 107 years remaining)

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Reception room • Principal bedroom suite • Further bedroom • Shower room • Kitchen / breakfast room • Service charge: approximately £11,500 per annum • Ground rent: approximately £350 per annum • EPC = E

#### Local Information

Located close to Hyde Park, Curzon Square benefits from close proximity to Mayfair's world class and exclusive restaurants, bars and hotels, including world renowned The Connaught and The Dorchester. The property is also well located for private members club 5 Hertford Street, Harry's and Little House Mayfair.

Local transport links include Hyde Park Corner tube station (0.3 miles) for the Piccadilly line. All distances are approximate

#### About this property

A stunning and recently refurbished two bedroom lateral apartment of 1,013 sq ft, situated on the second floor of a secure residential building with porter and lift. The property comprises a generous south west facing reception room with three large bay windows allowing for plenty of natural light, plus a spacious integrated kitchen / breakfast room. This well-proportioned apartment benefits from a bright, beautifully decorated principal bedroom with en suite bathroom, and a second double bedroom and shower room. The property also benefits from air conditioning in the principal rooms, lift access, well-presented communal parts and the rarity of an underground parking space.

#### Tenure

Leasehold (approximately 107 years remaining)

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.

Telephone: +44 (0) 20 7578 5100.





Curzon Square, London, W1J  
 Gross Internal Area 1013 sq ft, 94.1 m<sup>2</sup>



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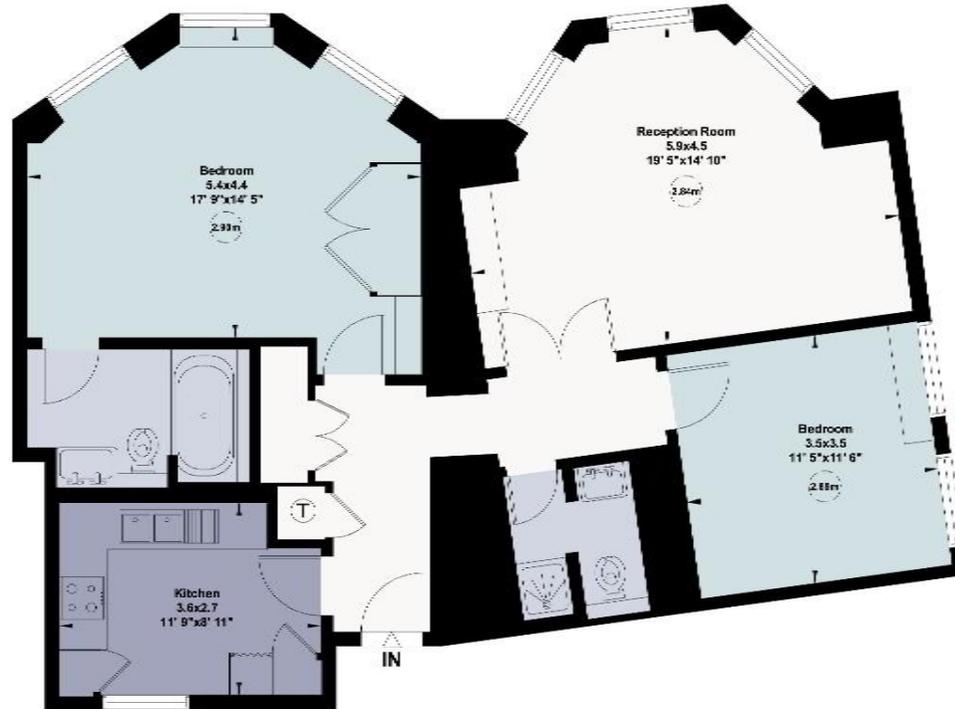
savills.co.uk

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### Curzon Square, W1

Gross internal area (approx.)  
 94 Sq m (1013 Sq ft)  
 For identification only. Not to Scale

capital.020 8871 7722



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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