

APARTMENT 14•15

36
Curzon Street

MAYFAIR W1J



Situated on the fourth floor of a well-positioned and maintained building on Curzon Street with porter and two passenger lifts, this beautifully refurbished south-facing two-bedroom apartment has an expansive 25 ft double reception room with dining room leading out onto a full length terrace with views over Market Mews.

There is a large principal bedroom with fitted storage, en-suite bathroom and a separate dressing room. The second large double bedroom and en-suite shower room has fitted storage and an en-suite shower room. The fully equipped separate kitchen is positioned to the rear of the apartment and benefits from a laundry room. There is a powder room for guests and full air-conditioning throughout.







LOCATION

Curzon Street is perfectly positioned for all Mayfair has to offer with easy access to Berkeley Square, Hyde Park and is only a short stroll to Green Park with its Underground Station (Jubilee, Piccadilly and Victoria Lines). All the amenities of Mayfair from the Michelin starred restaurants to some of the world's most famous destination shopping addresses such as Bond Street are close by. The property is also ideally located for access to Shepherd Market, a unique enclave famous for its village-like atmosphere with its numerous restaurants, bars, galleries, private members clubs and cafés tucked away between Piccadilly and Curzon Street. The property is held on a long leasehold of 112 years.

TERMS

Guide Price: £4,250,000

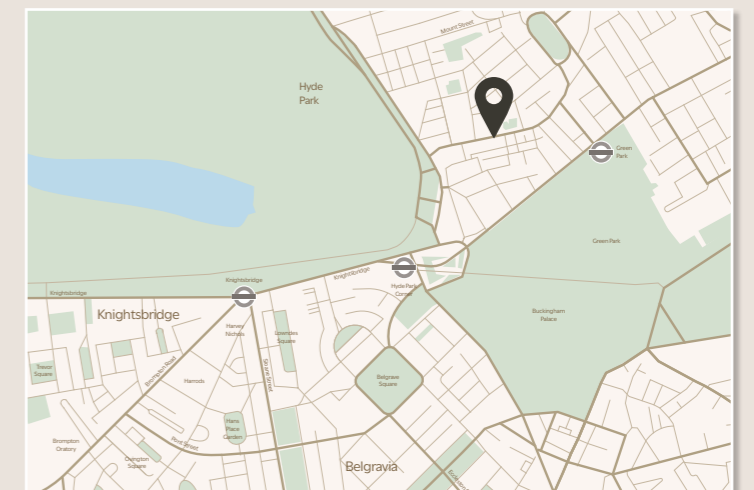
Tenure: Leasehold,
165 years from 30th June
1971 (112 years remaining)

Ground Rent: Peppercorn

Service Charge: £11,074 per
annum including a £3,000
contribution to reserve fund

Local Authority:
City of Westminster

Council Tax: Band H





Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	57	57
39-54	E		
21-38	F		
1-20	G		

England & Wales



Approximate Gross Internal Area
 1,340 sq ft
 124.56 sq m

Fourth Floor

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