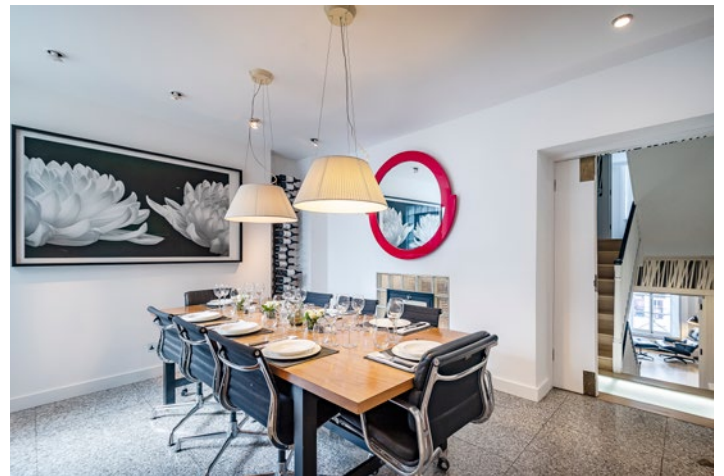




45A, Curzon Street W1

STRUTT & PARKER
BNP PARIBAS GROUP



45A Curzon Street, London, W1J 7UQ

A magnificent three-bedroom period townhouse with luxury accommodation, in the heart of Mayfair

Reception/dining room | Study | Dining room | Kitchen | Cloakroom
Principal bedroom with dressing room & en suite bathroom | Two further bedrooms en suite | 2 Terraces | EPC rating C

The Property

A stunning period property arranged across the upper four levels of a five-storey Georgian townhouse. Dating from around 1750, the property has its own private entrance and has been extensively rebuilt and renovated over the years to provide stylish, elegant living space with the highest specification fittings throughout.

The original part of the house features various character details that are complemented by modern additions and fittings including a

Bose home cinema installation, a Bulthaup kitchen with Gaggenau and Miele appliances and air conditioning to the bedrooms.

The first floor has three comfortable reception rooms, while the kitchen is located above on the second floor. There are beautifully appointed double bedrooms on the second, third and fourth floors, each of which is en suite. The principal bedroom has a dressing area with teak wardrobes, as well as a luxury Czech & Speake en suite bathroom, while both the second and third bedrooms also benefit from Czech & Speake art deco bathroom fittings.



Both the first and fourth floors have south-facing terraces, while there is also a fourth-floor balcony overlooking Curzon Street to the front. The property is ideally located to enjoy all the benefits of Mayfair living, including easy access to some of the capital's most exclusive boutiques and restaurants. The open spaces of Green Park and Hyde Park are both just moments away, while Green Park underground station is within 0.2 miles (Jubilee, Piccadilly and Victoria lines).

Terms

Tenure: Leasehold with lease extension rights. Lease expiring 18/04/2061. No service charge.

Council Tax: Band H

Local Authority: Westminster City Council

Guide Price: £3,950,000

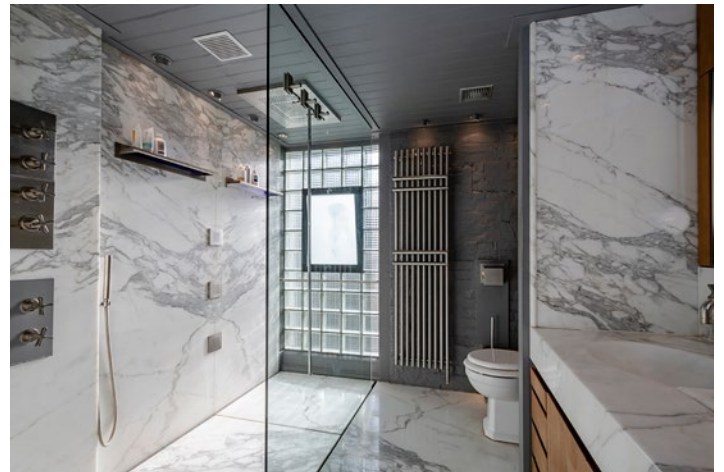


Curzon Street
Approx. Gross Internal Area 2192 Sq Ft - 203.64 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Mayfair

First Floor, 24 Savile Row, W1S 2ES

07468 357188

mayfair@struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2023. Particulars prepared November 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

STRUTT & PARKER

BNP PARIBAS GROUP

f /struttandparker

@struttandparker

struttandparker.com

Over 45 Offices across England and Scotland, including prime Central London



onTheMarket.com