



**CURZONFIELD HOUSE, Mayfair, W1J**  
£1,750,000

**Carter Jonas**



# CURZONFIELD HOUSE, 42-43 CURZON STREET, W1J

A two bedroom apartment of approximately 734 square feet. This bright apartment is situated on the third floor of a period building with lift and porter located in central Mayfair within walking distance of Hyde Park, the shops and restaurants of Shepherd Market and transport links.

The apartment has been finished to a high standard throughout and benefits from wood flooring, air conditioning, electric blinds, HD mirror media TV and underfloor heating in the bathrooms. Central heating and hot water are included.

Mayfair is London's most fashionable destination. With London's finest buildings, largest concentration of luxury hotels, best restaurants, bars, shopping, open spaces and hidden treasures all nestled together in a beautiful village setting.

Nearest Tube: Green Park

Council Tax Band G

## AMENITIES

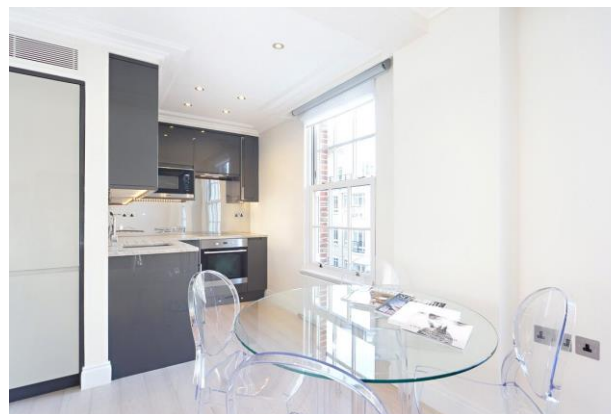
- 2 Bedrooms
- 1 Open plan kitchen /reception room
- 1 En suite bathroom
- 1 Bathroom

**TENURE** Leasehold

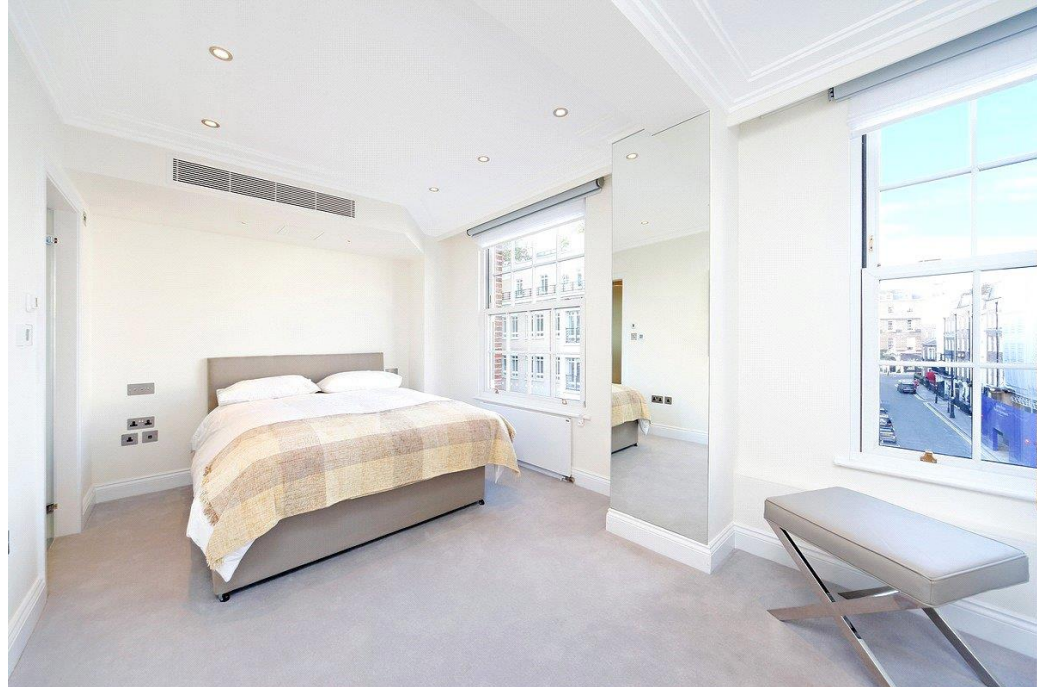
**LOCAL AUTHORITY**

**EPC BAND** D

## A BRIGHT TWO BEDROOM APARTMENT SITUATED ON THE THIRD FLOOR WITH LIFT AND PORTER







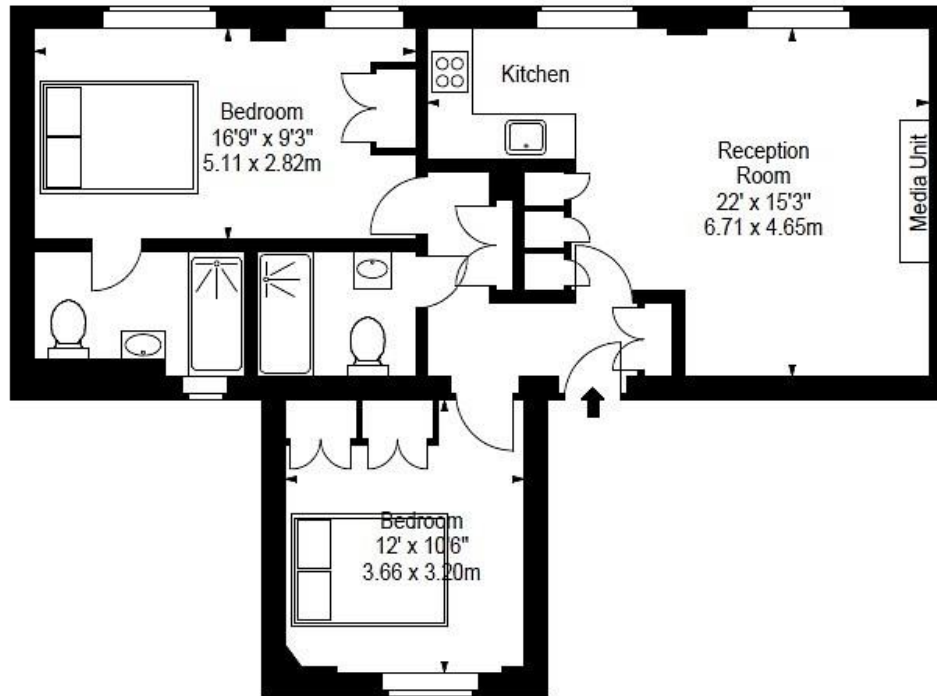


# 3 CURZONFIELD HOUSE, CURZON STREET W1J

APPROX. GROSS INTERNAL AREA \*  
734 Ft<sup>2</sup> - 68.19 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice  
(Measurements Taken From Supplied Plans)



THIRD FLOOR

**BKR**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(29-54) <b>E</b>		
(7-16) <b>F</b>		
(1-6) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Offices throughout the UK

## IMPORTANT INFORMATION

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