

**RUSSELL
SIMPSON**

Stylish duplex penthouse apartment
in prestigious Mayfair location

CURZON STREET
MAYFAIR W1J

Curzon Street

£1,731 _{P/W}

BEDROOMS 2	INTERNAL 893 _{SQ FT} 82 _{SQM}	OUTDOOR 132 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 2		EPC C	COUNCIL TAX —



The Property

Beautifully renovated duplex penthouse apartment with lift access.

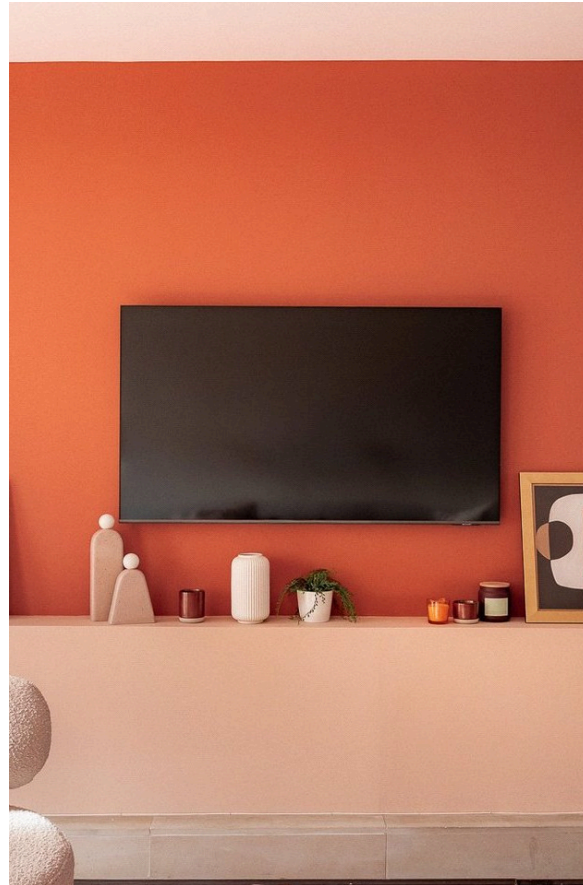
The Bedrooms

Entering the apartment on the fourth floor into an entrance hall, the bedrooms occupy this level. The principal bedroom features generous proportions with high ceilings and French doors opening directly onto the private terrace. The room is presented in sophisticated contemporary style with warm coral and terracotta tones creating an elegant atmosphere. An ensuite bathroom with modern fixtures serves this bedroom. The second bedroom offers well-proportioned accommodation with ample natural light and wooden floors throughout. A separate bathroom with modern fittings serves this level.



Open-Plan Reception Room

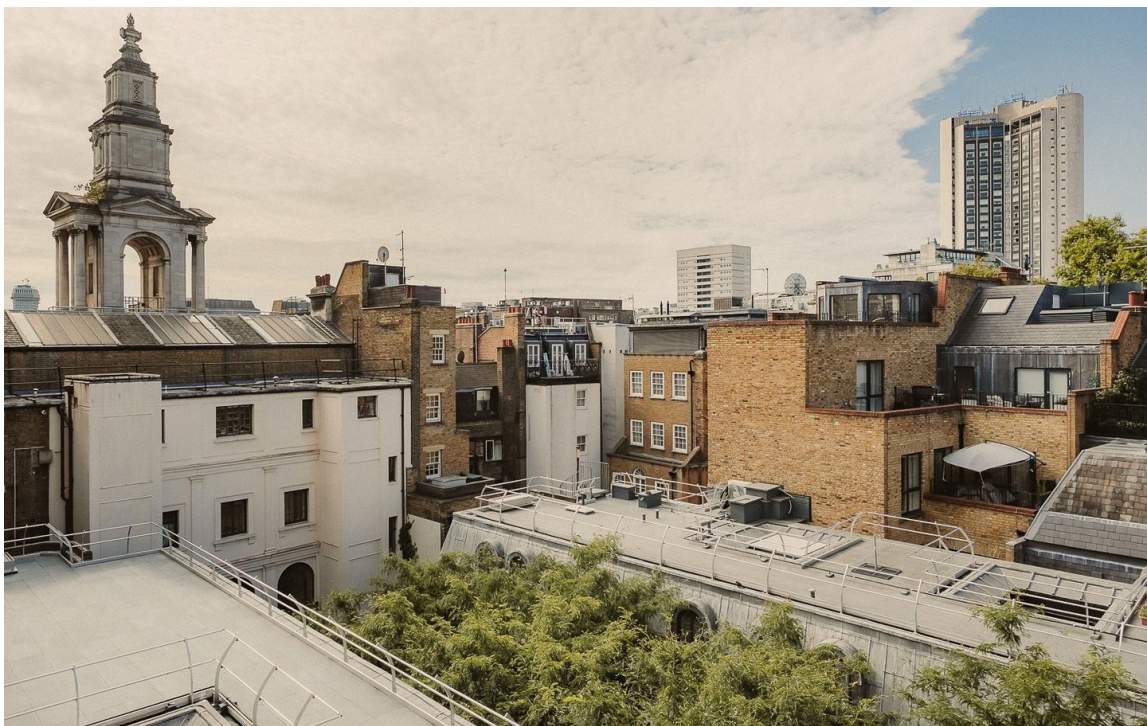
Ascending the helical wooden staircase with sleek glass balustrade to the fifth floor reveals the impressive open-plan reception room. This substantial double-aspect space fills with light through two sets of arched windows and flows seamlessly onto the roof terrace through French doors. The room is decorated in a creative contemporary fashion, featuring a refined palette of warm peach and coral tones with carefully considered furnishings.





The Kitchen

The kitchen is fitted with wooden countertops and stainless steel appliances, including integrated oven and modern fixtures. Two arched windows provide excellent natural light while overlooking the surrounding rooftops. The space includes a dining area with pendant lighting, creating an informal breakfast area within the open-plan design.



Outdoor Spaces

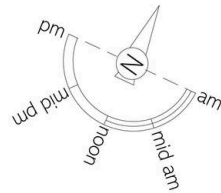
The property includes two private outdoor spaces. The principal bedroom accesses a west-facing terrace with wooden decking and slatted privacy screens, offering views across the urban landscape. The reception room opens onto a substantial roof terrace, providing space for outdoor dining with panoramic views over the surrounding buildings and rooftops.

The Neighbourhood

The building benefits from a concierge service.

Curzon Street is a prestigious address in the heart of Mayfair, moments away from the upmarket boutiques and restaurants of Bond Street and Berkeley Square. The location offers excellent transport links with Green Park station within easy reach, while the open spaces of Hyde Park are a short walk away. The street provides a sophisticated base within one of London's most sought-after residential areas.





Curzon Street, W1

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Approximate Internal Area

893 sq ft/ 83 sq m

Including limited use area

53 sq ft/ 5 sq m

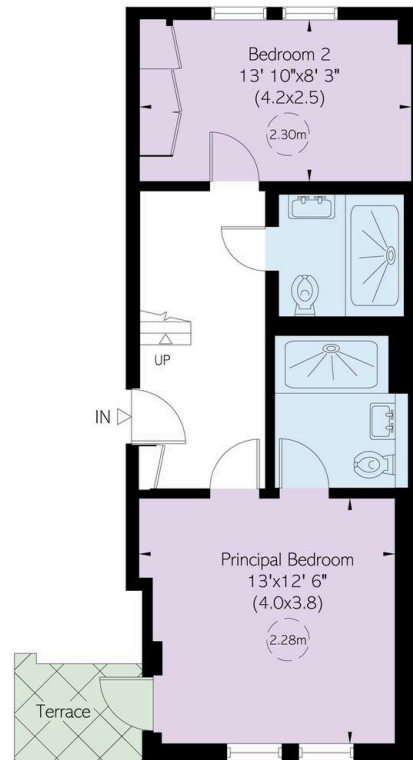
Outside Area

133 sq ft/ 12 sq m

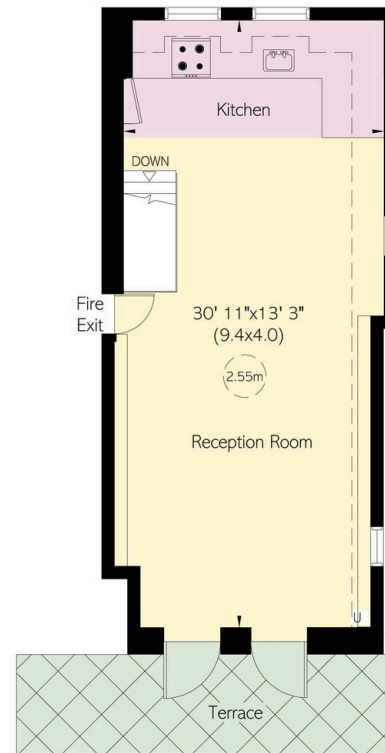
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Reduced head height below 1.5m



Fourth Floor



Fifth Floor

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