

Curzon House

MAYFAIR WI

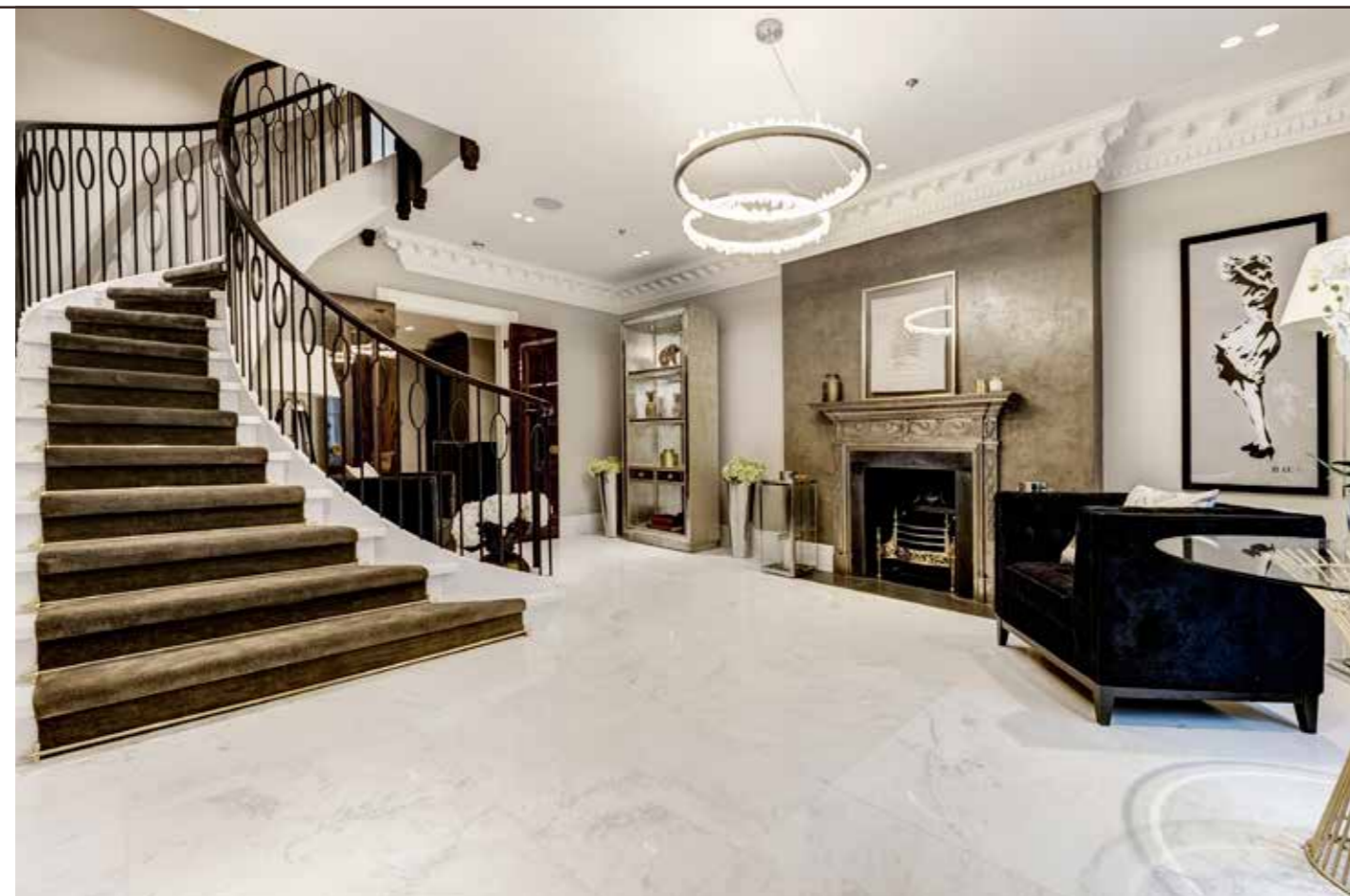


*Curzon
House*
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MAYFAIR W1

A BEAUTIFULLY
FINISHED MAYFAIR
TOWN HOUSE
BEHIND AN
ORIGINAL PERIOD
FAÇADE



This stylish four bedroom town house has been flawlessly designed using the finest materials, lighting and bespoke joinery.





LOCATION

Located in one of the most exclusive areas of London, Curzon Street was named after George Augustus Howe (later Curzon), 3rd Viscount Howe. Running from Park Lane to Berkeley Square, the property is well placed for enjoying the best Mayfair has to offer in fine dining, shopping and art. The area is famed for its luxury boutiques and plays host to a selection of private members clubs, including Annabel's, 5 Hertford Street and world class restaurants including the Michelin starred Alain Ducasse at The Dorchester. Excellent transport links are also afforded by road and rail.



SPECIFICATION

DESIGN FEATURES

- Restored wrought iron Victorian fireplaces
- Bespoke Smet hand-built staircase
- Ornate painted cornicing throughout
- Bespoke hand beaten polished brass ironmongery
- Carrara marble flooring
- Silk carpets
- Bespoke high gloss stained oak under counter and overhead cabinets
- Polished and stained chocolate walnut and oak doors with hand cast brass door knobs and hinges throughout
- Dorn Bracht sanitary ware
- Gaggenau kitchen appliances
- 30 ft full width "living wall" with mood lighting

LIGHTING

- Concealed recessed downlights from Orlight
- Joinery integrated with LED strip lighting
- 5 amp sockets throughout
- Programmable Rako lighting controllable via iOS and prewired systems

HEATING & COOLING

- Comfort-cooling throughout
- Fresh-air ventilation
- Underfloor heating throughout

AUDIO

- SONOS sound system with 5 zones to allow multiple control
- 5.1 Dolby Digital surround sound
- Apple iOS and Android integration for all media systems

TV/TELEPHONE

- Digital & terrestrial signal in all rooms
- Cat 6 cabling
- HDMI to TV Sockets
- Wall-mounted Samsung Smart TVs, further hardwiring to allow for additional wall-mounted TVs in strategic locations, all with HDMI and internet capabilities

SECURITY

- Banham latch lock and 5 cylinder deadbolt on front and lower doors with motion sensors and a monitored alarm
- Video entry and intercom system
- Banham monitored Fire Alarm with guaranteed emergency response and an additional sprinkler system throughout
- Fully toughened glass on all windows



HISTORY



During the early years of the 19th century, Curzon House was home to Henry Burgess. A powerful political go-between and solicitor, the social position Burgess held was an unusual one. He moved discreetly amongst Regency London's very highest echelons and worked closely with some of the country's most

influential individuals, including the Prime Minister at the time, Spencer Percival. Henry Burgess did of course entertain many well-known guests at his Curzon House home. One of his closest allies was Richard Brinsley Sheridan (1751-1816) - playwright, poet and owner of the London Theatre Royal on Drury Lane.

By the 1840s the property had become home to George Thompson Gream. The son of a Sussex clergyman, Gream studied medicine and then embarked upon a highly successful career as an accoucheur. He would go on to be physician-accoucheur to a number of prominent and titled women, including the Princess of Wales.



Curzon House also features in an historic watercolour painting by Phyllis Dimond in 1943 titled "39 & 40



Image courtesy of the V&A.

Curzon Street, Mayfair: Recording Britain". This was part of a series of paintings and drawings made during the Second World War commissioned to capture a sense of national identity. After the war the whole collection was given to the V&A, where Dimond's painting still lies.



APPROXIMATE GROSS INTERNAL AREA

358.86 SQ M - 3,862.69 SQ FT INCLUDING VAULT
 344.68 SQ M - 3,710.04 SQ FT EXCLUDING VAULT

ACCOMMODATION & AMENITIES

- Entrance hallway
- Dining room
- Formal drawing room
- Reception room/library
- Kitchen
- 4 Bedroom suites
- 2 Guest WCs
- Utility room
- Storage room
- 8 person lift



TENURE Freehold
 GUIDE PRICE £9,950,000
 JOINT SOLE AGENTS



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 Brochure by twentyonefifty Tel: 020 8778 2150

120a Mount Street, London W1K 3NN
 T: 020 7499 1012
 E: mayfair@knightfrank.com
 knightfrank.co.uk

102 Mount Street, London W1K 2TH
 T: 020 7529 5566
 E: sales@wetherell.co.uk
 wetherell.co.uk