



**Ground floor - 1 bedroom - 296sq ft
Hill Street, Mayfair,
London, W1J 5NA**

TO RENT £3,120 PCM

A bright and spacious, modern one bedroom ground floor apartment located on one of Mayfair's most prestigious roads is now available to rent.

The apartment is set over 533 sq ft. and offers a large double bedroom, modern fitted bathroom, spacious reception room with front facing views over Hill Street, modern fitted kitchen and ample storage space and access to a private gated communal garden. 39 Hill Street, benefits from spacious living accommodation, lift service, on-site building manager, and is nestled conveniently between near Hyde Park and Green Park.

- Newly furnished
- Available furnished or unfurnished | Pet Friendly
- 24 hour emergency helpline service
- Lift service
- Great Mayfair location | Superfast Broadband

Location

Hill Street is situated in the heart of Mayfair and number 39 is an Art Deco apartment block comprising a selection of studios, one, two and three bedroom apartments. The apartments provide contemporary living accommodation, lift to all floors, access to a private gated communal garden and an on-site building manager.

We understand that pets are a vital part of a home and a family, which is why the majority of our apartments are pet friendly.

The area also benefits from a number of prep schools and a variety of members clubs.

While retaining a strong local community feel, Mayfair has been one of London's finest residential areas since the 18th century and has attracted a number of exclusive shops and world famous restaurants, such as Scotts, Sexy Fish, C London and Claridges. The countless number of luxurious shops includes Fortnum and Mason, Selfridges and Fenwicks as well as individual boutiques such as Victoria Beckham, Chanel, Gucci and renowned celebrity tailors on historic Savile Row. The building is also within walking distance of historic Bond Street, Burlington Arcade and well respected auction houses, such as Bonhams and Phillips.

Description

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.