



**4th floor - 1 bedroom - 419sq ft Hill
Street, Mayfair,
London, W1J 5NA**

TO RENT £3,207 PCM

Set over 419 sq ft, this superb one bedroom apartment comprises of one large double bedroom, a modern bathroom, spacious reception room with rear facing views over Hay's Mews and a unique kitchenette with access to a private gated communal garden.

The apartment is in one of London's most prestigious locations, Mayfair neighbouring the famous Berkeley Square.

This beautiful purpose built building benefits from spacious living accommodation, lift service, on-site building manager and is nestled conveniently between two of London's parks Hyde Park and Green Park.

- On Site Building Manager
- Lift service | Superfast Broadband
- High Quality Finish
- Video Entry | Pet Friendly
- Offered Furnished or Unfurnished

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F N A

Fuller Gilbert
& Company

Location

Situated at No 39, Hill Street is an Art Deco apartment block in the midst of Mayfair, one of London's most attractive 'villages'. Accessible via a lift, Hill Street's studios, one, two and three bedroom apartments are the perfect choice for those looking for Mayfair apartments in a vibrant, lively area.

Within walking distance are exquisite restaurants, pubs and bars as well as well-known hotels like The Dorchester, auction houses and a variety of members clubs. Residents of these attractive W1 apartments also enjoy easy access to leafy Hyde Park. The presence of prep schools a stone's throw from these Mayfair apartments ensures young children won't have far to travel while professionals needing to commute on a daily basis can do so without a hassle as Bond Street, Green Park and Marble Arch Tube stations are a short walk away.

Description

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
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.