

Hill Street, Mayfair, W1J 5NA

TO RENT £2,680 PCM



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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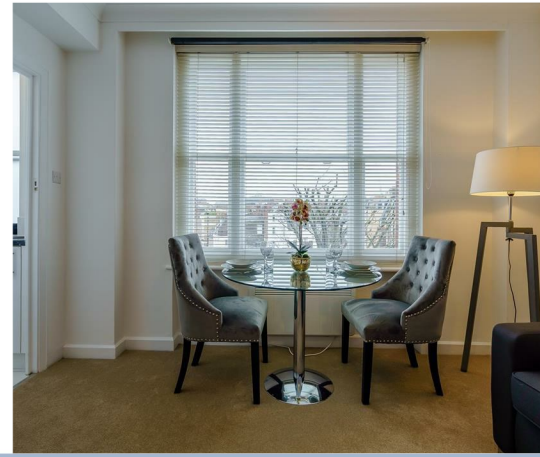
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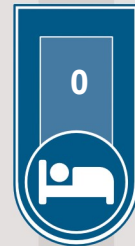
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THE LOCATION

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.



THE PROPERTY

Hill Street, 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. Apartment benefits from great transport links including Green Park, Bond Street and Marble Arch stations - all within a short stroll away.

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

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
Current: 55	Potential: 80
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.