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**ULTRA ESTATES**  
Sales, Lettings, Management

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## **FLAT 10, 39 HILL STREET, LONDON, W1**

**£680 pw / £2,947 pm Subject To**

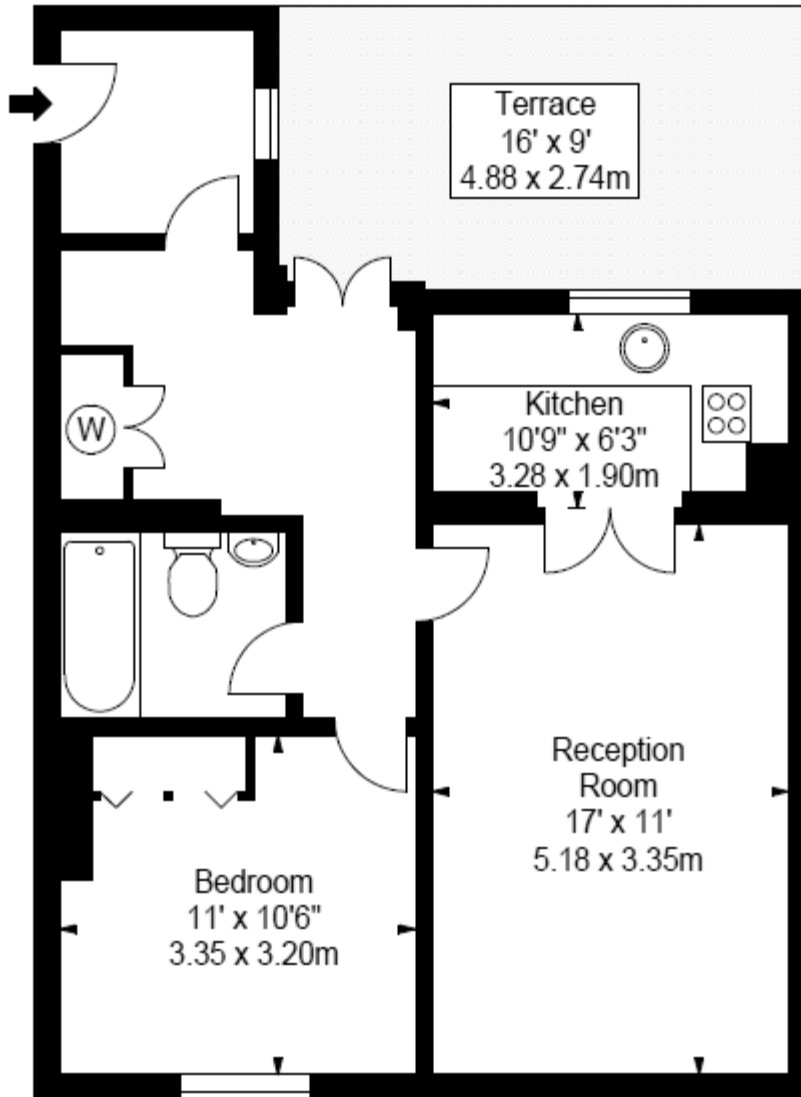


This one bedroom first floor apartment situated in the heart of London's fashionable Mayfair. The apartment is set over 427 sq ft. and comprises large double bedroom, modern fitted bathroom, spacious reception room with rear facing views over Hay's Mews, and a unique kitchenette. Hill Street, benefits from spacious living accommodation, lift service, on-site building manager, and is nestled conveniently between Hyde Park and Green Park. The transport links include Green Park, Bond Street and Marble Arch Stations, all within a short stroll away.

**Bedroom : Bathroom : Reception Room : Kitchen : Terrace : Lift : Porter : EPC Rating D**

**For more information please contact Ultra Estates**  
61 Rossmore Road, London NW1 6RB





NOTTINGHAM PLACE  
LONDON W1U 5LU

First Floor

Approx Gross Internal Area\*  
582 Ft<sup>2</sup> - 54.07 M<sup>2</sup>

Surveyed and Drawn By  
**BKR**

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\* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale  
All Calculations Include Any (All) Areas Under 1.5m Head Height.

## **Fees and Charges**

UPFRONT PAYMENTS/FEEES FOR LETTING THIS PROPERTY, IF IT IS AN AST LETTING, CONSIST ONLY OF THE RENT, TENANCY DEPOSIT AND ANY AGREED HOLDING DEPOSIT (IF APPLICABLE). FOR A LIST OF ADMINISTRATIVE PAYMENTS AND FEES APPLICABLE TO ALL OTHER LETTINGS, PLEASE CONTACT US FOR FURTHER INFORMATION.

## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>59</p>	<p>63</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	