

Hill Street, Mayfair, London W1J



Location

Positioned close to bustling Berkeley Square, Hill Street is a quiet residential street moments from the open spaces of Mount Street Gardens and Grosvenor Square. The apartment is perfectly located to enjoy the boutique shops, Michelin star restaurants and private members clubs of Mayfair.

The area plays host to some of Europe's leading art galleries, including The Royal Art Academy off Old Bond Street and Phillips Gallery on Berkeley Square. Hill Street benefits from excellent transport links including Bond Street tube station (0.5 miles) and Green Park tube station (0.4 miles). All distances are approximate.



Guide price: £12,600,000

Tenure: Leasehold: approximately 977 years remaining

Service charge: £38,827.04 per annum, reviewed annually

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H





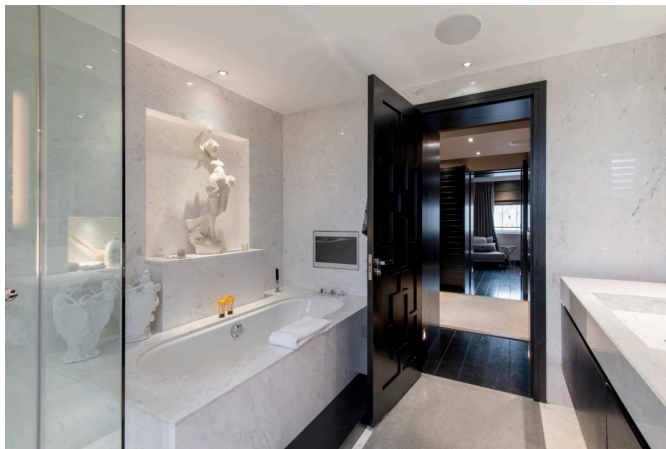


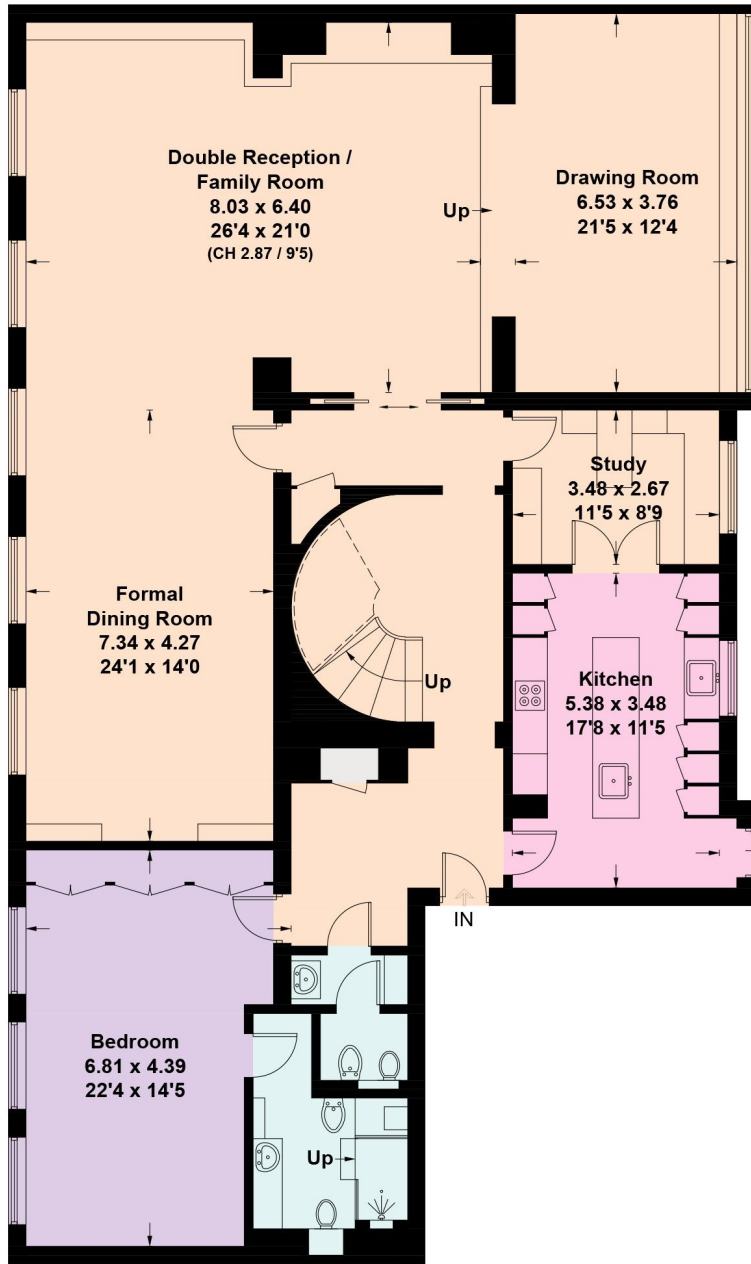
Offered in good condition, this is an impressive four-bedroom, four-bathroom upper duplex penthouse apartment situated in a prestigious Mayfair building on Hill Street. Entered on the fourth floor, via a lift, the apartment features good reception space with five south facing windows over Hill Street.

The double reception room leads to the formal dining room as well as the separate drawing room which showcases the full width of the apartment. This floor also has a separate, well-appointed kitchen leading to a study, as well as one of the guest bedroom suites. The feature staircase leads to the upper floor for the principal suite which has a large dressing area and a stunning bathroom. There are a further two bedroom suites on the upper floor.

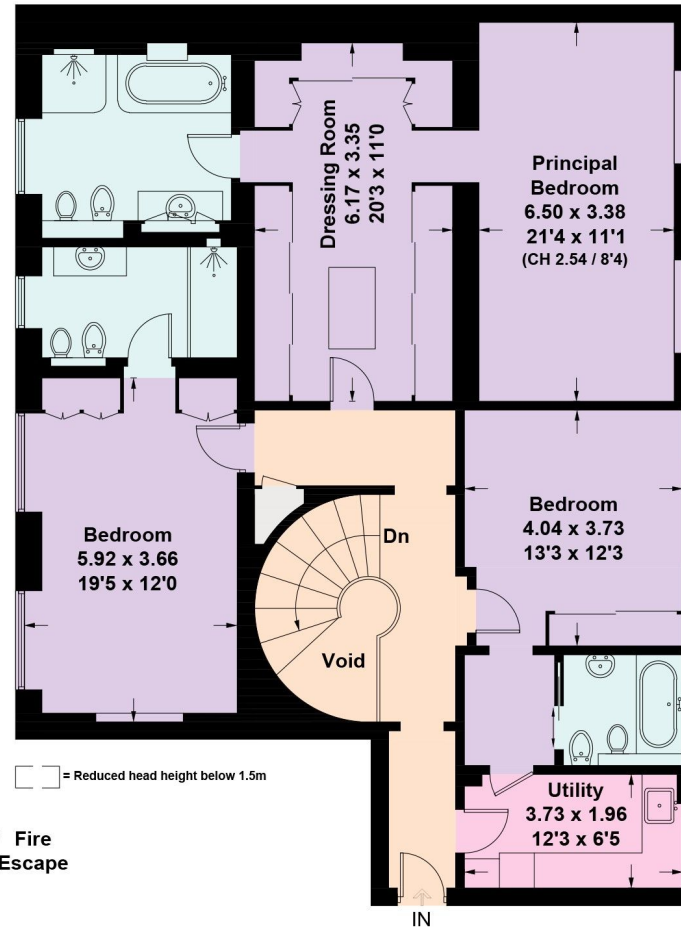
The apartment is set in a building with a caretaker, underground parking and separate storage area.







Fourth Floor



Fifth Floor



Approximate Gross Internal Floor Area
359.9 sq m / 3,874 sq ft (Excluding Void)

Including Limited Use Area (2.5 sq m / 27 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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