



## Hill Street, , W1J 5NA

- Available Now
- CCTV
- Private gated communal garden
- Pet Friendly
- Lift service
- 2 Bedroom Apartment
- 24 hour emergency services
- Onsite Building manager
- 24 Hour maintenance service

**£4,766 Per Month**



# Hill Street, , W1J 5NA - £4,766 Per Month

## DESCRIPTION

4th floor - 2 bedrooms - 564sq ft - 1 bathroom  
£1,100 per week

CCTV, Digital TV, Available furnished or unfurnished, Lifts, Porter, Restaurant, Shops, Video Entry

A two double bedroom fourth floor apartment set within the heart of Mayfair with stunning rear facing views over Hay's Mews.

The apartment offers two spacious double bedrooms, a modern fitted bathroom, large reception room and a fully fitted kitchen with further benefits of storage space and access to a private gated communal garden.

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.

Transport links include London underground stations Green Park, Bond Street and Marble Arch, all within a short stroll away.

Residential Land is the owner and managing agent of this property. Rent directly from us and pay no agency fees. All of our tenants benefit from a dedicated building manager who is on hand to assist with any property related issues. We also employ a dedicated team of maintenance experts and provide a 24-hour emergency helpline.

Financial Summary:

- Holding Deposit= £1,100 (1 week's rent- this is taken off the total security deposit)
- Security Deposit= £3,666.67 (1 calendar month's rent, less holding deposit)
- 1 calendar months rent= £4,766.67

Total amount payable= £9,533.33

Council Tax band- G


EPC rating- C





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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