



39, Hill Street,  
, W1J

£1,280 Per Week,

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF









## Description

This fifth floor apartment is set over 728 sq ft and comprises, two spacious double bedroom (the master with an en-suite bathroom), two modern fitted bathrooms, airy and spacious reception room with rear facing views over Hays Mews, modern fitted kitchen and ample storage space. All set in the heart of London's fashionable Mayfair neighbouring the famous Berkeley Square. 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. The transport links include underground stations which are Green Park Station and Bond Street station, Marble Arch Station all within a short stroll away.

Photos for indicative purposes only \*

Council tax band: G

EPC: D

## Key Features

- DEAL DIRECTLY WITH LANDLORD
- LIFT
- PET FRIENDLY
- SUPERFAST BROADBAND
- ON-SITE BUILDING MANAGER
- AV FURNISHED OR UNFURNISHED
- ACCESS TO PRIVATE GATED COMMUNAL GARDENS
- 24 HR MAINTENANCE SERVICE

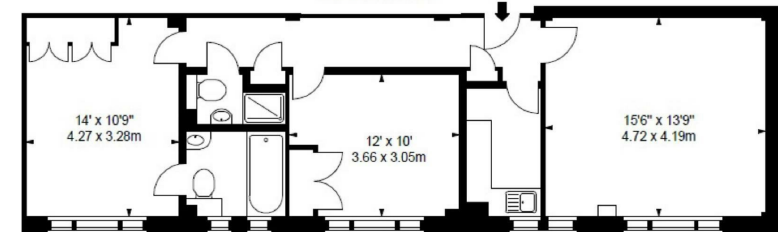
## Terms

**Fees & Charges:** Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

**FLAT 54,  
39 HILL STREET, W1**  
APPROX. GROSS INTERNAL AREA \*  
728 Ft<sup>2</sup> • 67.63 M<sup>2</sup>

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE  
\* As Defined by RICS - Code of Measuring Practice

FIFTH FLOOR



**IMPORTANT:** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.