



## Hill Street, Mayfair, W1 £3,206 Per Month Furnished

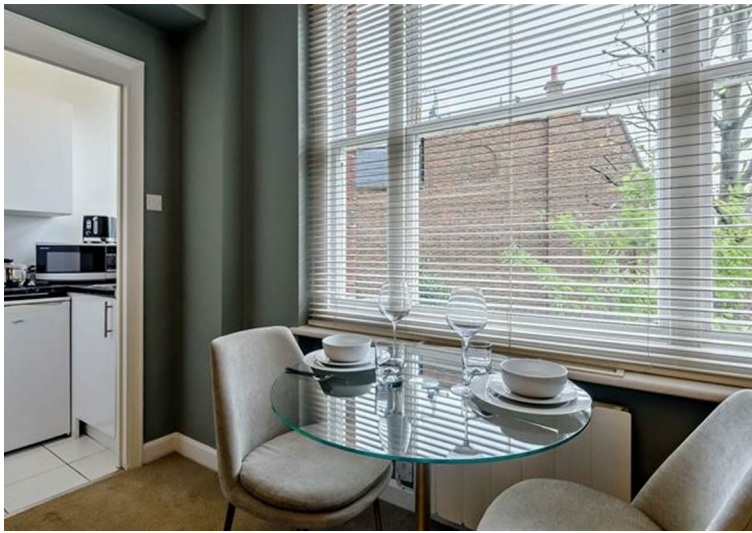
We are pleased to offer this one bedroom first-floor apartment situated in the heart of London's fashionable Mayfair neighbouring the famous Berkeley Square.

The apartment is set over 427sq 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 two of London's parks Hyde Park and Green Park.

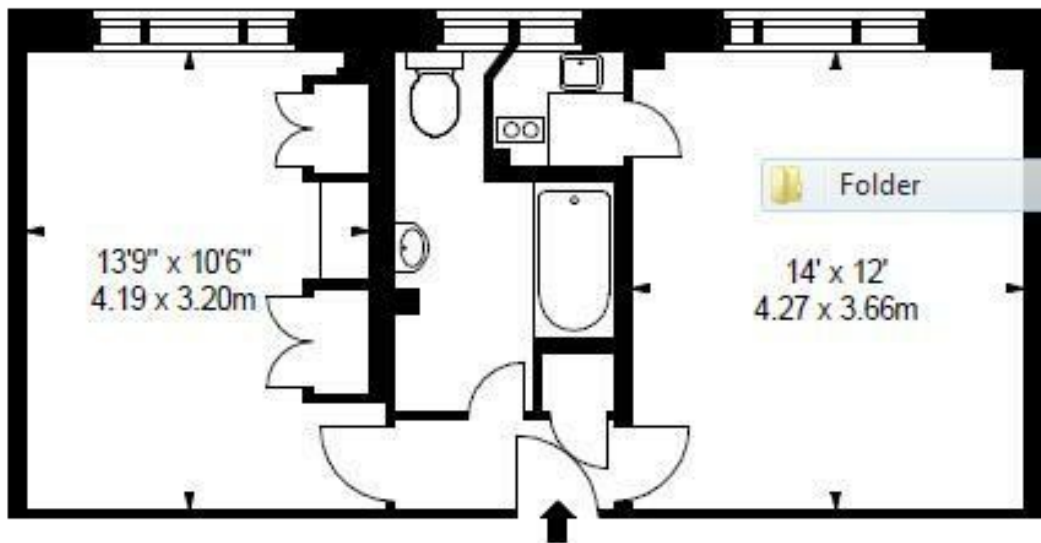
The transport links include underground stations which are Green Park Station and Bond Street station, Marble Arch Station all within a short stroll away.





**FLAT 10,  
39 HILL STREET, W1**  
APPROX. GROSS INTERNAL AREA \*  
427 Ft<sup>2</sup> - 39.67 M<sup>2</sup>

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



FIRST FLOOR

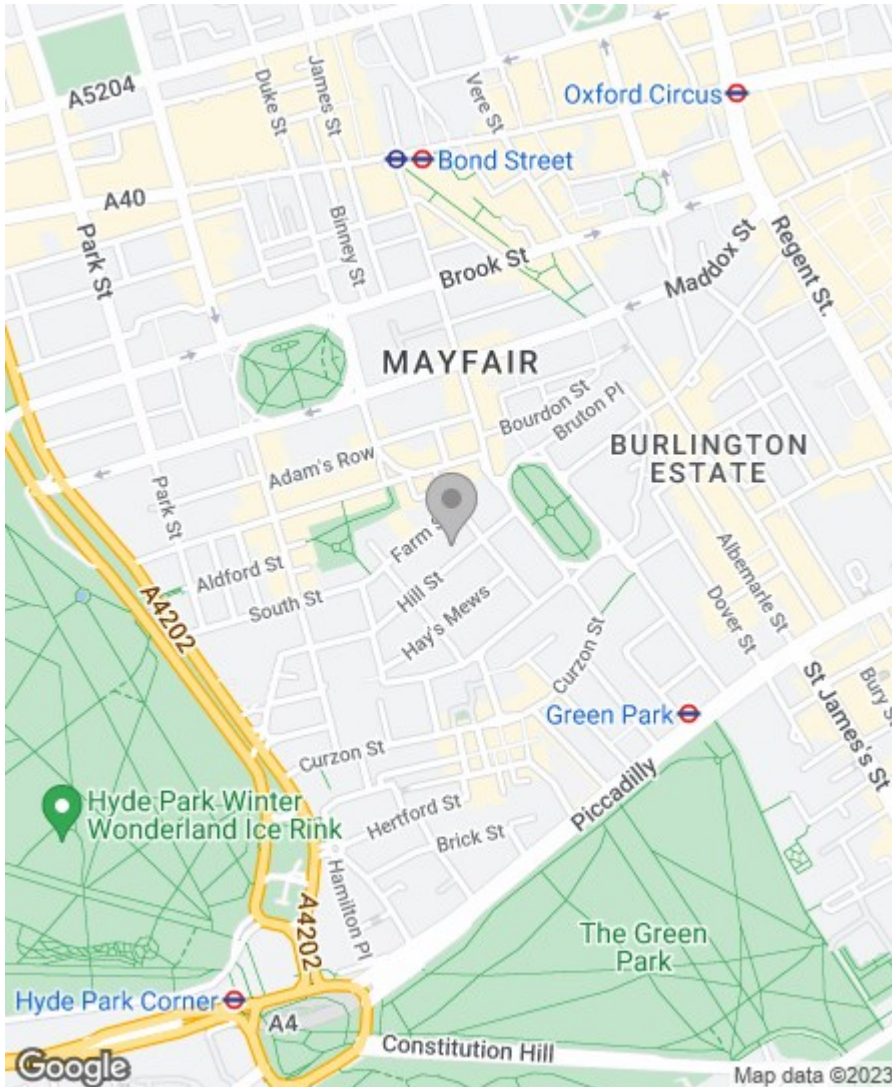


## Property Overview

Location	Mayfair, W1J
Price	£3,206 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Furnished

## Key Features

- Portered Block
- Newly Refurbished
- Close to Lord's Cricket Ground
- Close to Regent's Park
- Close to Primrose Hill
- Close to Local Transport Links
- Baker Street close



## Energy Efficiency Rating

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

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>	46	49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales**

EU Directive  
2002/91/EC



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

