



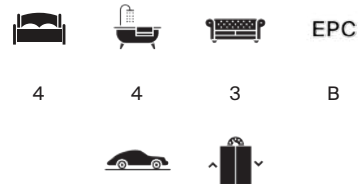
## HILL STREET

Mayfair W1J



# LUXURIOUS LIVING IN A SOUGHT-AFTER LOCATION

An excellent four-bedroom, four-bathroom upper duplex penthouse apartment set in the very heart of Mayfair on Hill Street.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 976 years remaining

Ground rent: Peppercorn

Service charge: £38,827.04 per annum, reviewed every year, next review due 2026

**Guide price: £10,950,000**



## HILL STREET, MAYFAIR W1J

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.







## WHERE COMFORT MEETS CONVENIENCE

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 charming bathroom. There are a further two bedroom suites on the upper floor.

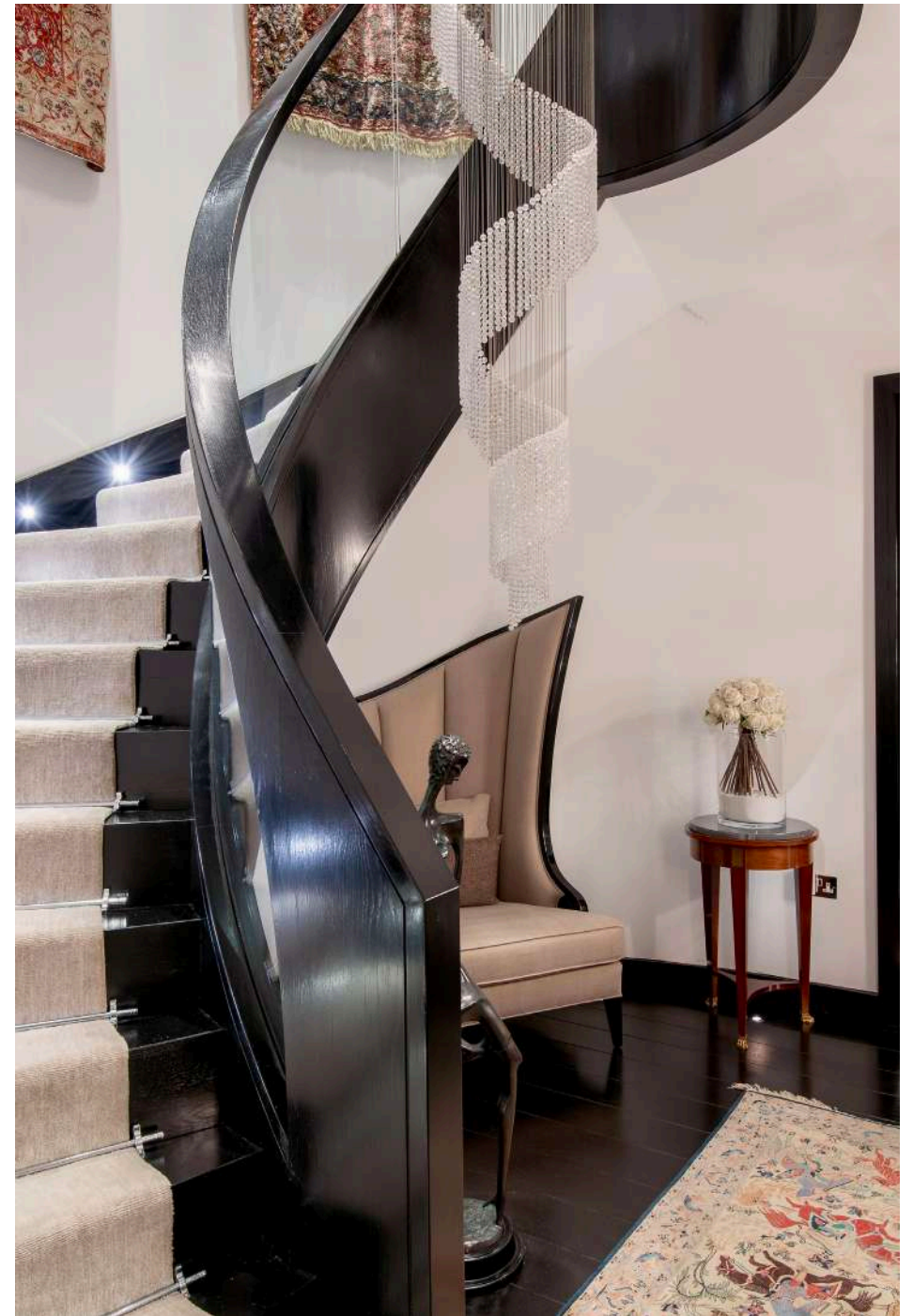
The apartment is set in a building with a caretaker, underground parking and separate storage area.



## THE BEST OF LONDON AT YOUR DOORSTEP

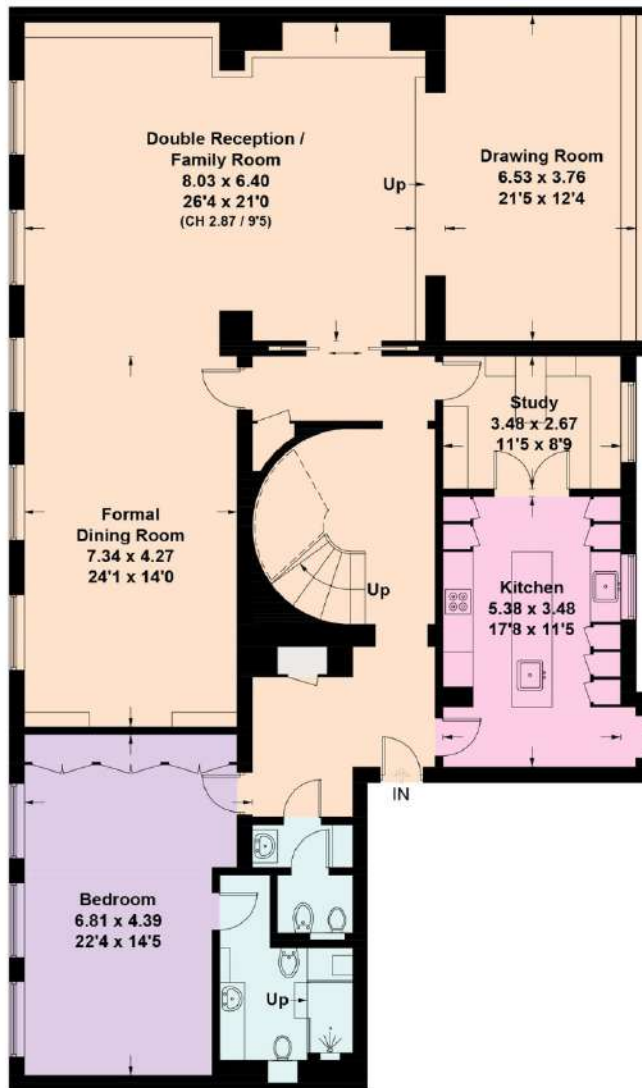
Positioned close to bustling Berkeley Square, Hill Street is a quiet residential street moments from the open spaces of Mount Street Gardens and Grosvenor Square. The apartment is perfectly located to enjoy the boutique shops, Michelin star restaurants and private members clubs of Mayfair.

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.

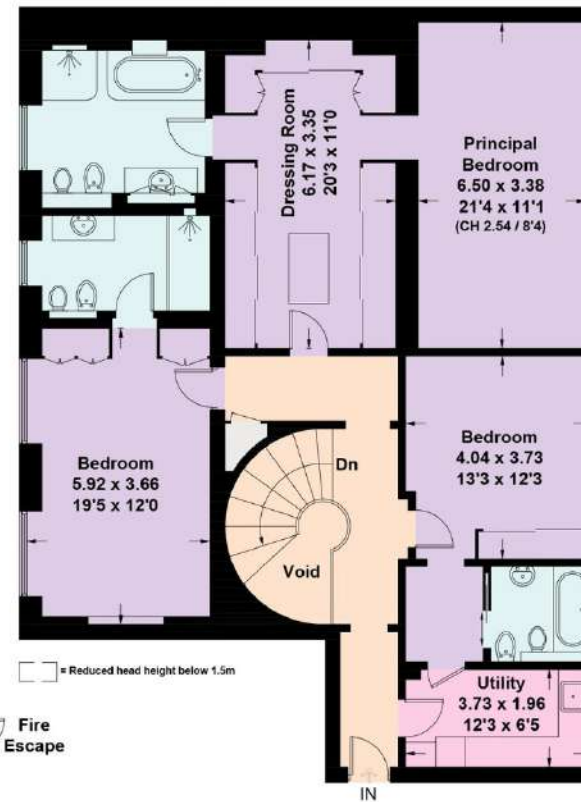








Fourth Floor



Fifth Floor



(Excluding Void)  
Approximate Gross Internal Area = 359.9 sq m / 3874 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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