



39, Hill Street,  
Mayfair, W1J

£3,402 Per Month,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A cosy and spacious one-bedroom apartment set on the second floor of one of Hill Street's most prestigious addresses. The apartment is set over 599sq ft and comprises, large double bedroom, modern fitted bathroom, airy reception room with views over the rear garden, modern fitted kitchen, and benefits from an ample 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. The transport links include underground stations - Green Park, Bond Street, Marble Arch - all within a short stroll away.

Council tax band G - £1,440.22 per annum.

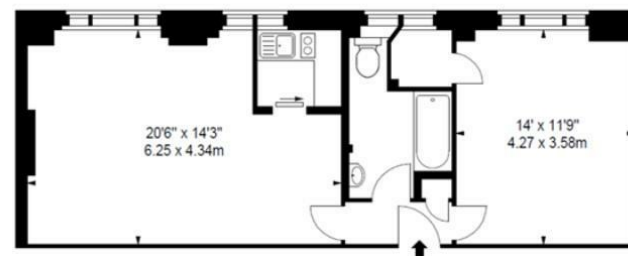
## Key Features

- SUPERFAST BROADBAND
- 24 HOUR EMERGENCY HELPLINE
- LIFTS
- ON-SITE BUILDING MANAGER AVAILABLE
- PET FRIENDLY

## Terms

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

APPROX. GROSS INTERNAL AREA \*  
557 Ft<sup>2</sup> - 51.75 M<sup>2</sup>  
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE  
\* As Defined by RICS - Code of Measuring Practice



SECOND 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.