



Saddle Yard  
Mayfair, W1J

CHESTERTONS



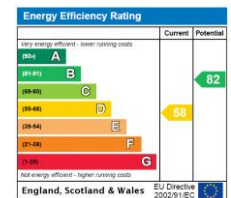


A rarely available three bedroom two bathroom mews house within a gated private community located between Hill Street and Hay's Mews benefiting from on-site 24/7 portage.

- Three bedrooms
- Two bathrooms
- Approx. 1,121sqft.
- 24 hour porter service

**£6,000 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

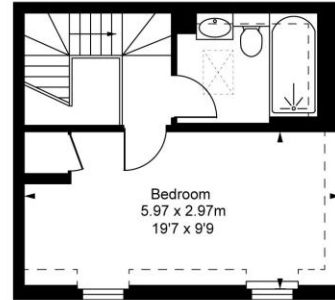


**Minimum Term:** 12 months  
**Deposit Required:** £8,307.69  
**Local Authority:** Westminster  
**Council Tax Band:** H  
**EPC Rating:** D  
**Furnished**

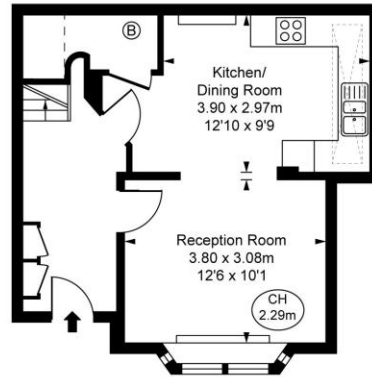
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**Saddle Yard, W1J**  
 Approximate Gross Internal Area  
**104.18 sq m / 1,121 sq ft**

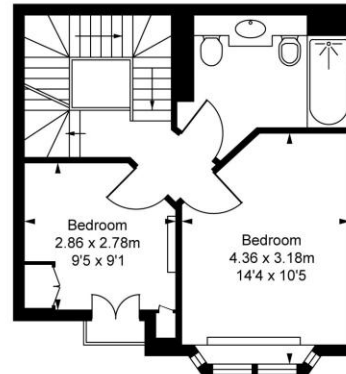
( Including restricted height  
 under 1.5m (-----) )  
 ( CH = Ceiling Heights )



**Second Floor**  
 Approximate Gross Internal Area  
 30.82 sq m / 332 sq ft



**Ground Floor**  
 Approximate Gross Internal Area  
 36.75 sq m / 396 sq ft



**First Floor**  
 Approximate Gross Internal Area  
 36.61 sq m / 394 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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