













## 39 Hill Street, London

This first floor apartment is set over 732 sq ft, comprising two spacious double bedrooms (master bedroom with an en-suite bathroom), two modern fitted bathrooms, spacious reception room with rear facing views over Hay's Mews, modern fitted kitchen and ample storage space and access to a private gated communal garden.

The apartment is set in the heart of London's fashionable Mayfair neighbouring the famous Berkeley Square.

39 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 Green Park, Bond Street and Marble Arch Stations, all within a short stroll away.

Local Authority: Council Tax Band: D

Lease: Add text here

Service Charges: Add text here Ground Rent: Add text here



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80)		
(55-68)	56	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	U Directiv 002/91/E	

## For more information, please contact:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.