

HILL STREET, MAYFAIR, LONDON W1

£650 PW



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | [info@mayfairsquare.co.uk](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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### PROPERTY DESCRIPTION

Beautiful studio apartment in the heart of Mayfair.

This studio apartment sits on the 7th floor of a charming red-brick building in the heart of Mayfair. Spanning 306 sq ft, it features a bright living area, a modern bathroom, and a well-equipped kitchenette.

Residents enjoy access to a private communal garden, as well as the convenience of a lift and an on-site building manager. Perfectly positioned between Hyde Park and Green Park, the property offers exceptional connectivity, with Green Park, Bond Street, and Marble Arch stations all just a short walk away.

#### Living in Mayfair

Mayfair is synonymous with luxury and is one of the most prestigious and wealthiest areas to live in London. Known for its stunning period architecture, cosmopolitan dining, five-star hotels, exclusive gentlemen's clubs, renowned art galleries, and world-class auction houses, Mayfair offers an unmatched lifestyle in the heart of the city.

#### Shopping and Dining

Mayfair is home to some of the most exclusive designer boutiques, sophisticated bars, and fine-dining restaurants in London. Here you'll find iconic luxury brands such as Louis Vuitton, Gucci, Bulgari, Chanel, Hermès, De Beers, Graff, and Rolex, as well as the historic Fortnum & Mason department store. The area also boasts a wealth of Michelin-starred restaurants run by world-famous chefs, making it a haven for those who enjoy the very best in food and fashion.

#### Parks and Green Spaces

Despite its central location, Mayfair offers tranquil green spaces. It is bordered by Hyde Park, with over 350 acres of open space, and Green Park, perfect for leisurely walks or outdoor relaxation. Within Mayfair itself, Grosvenor Square and Mount Street Gardens provide peaceful retreats cherished by local residents.



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Approx. Gross Internal Area\*  
310 ft<sup>2</sup> - 28.80 m<sup>2</sup>

\*As Defined by the RICS - Code of Measuring Practice

Property Details:

Flat 78  
39 Hill Street  
Mayfair  
W1J 5LZ

SCALE  
1:100 @ A4

Plans Drawn: 03.08.2016



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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