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**ULTRA ESTATES**

Sales, Lettings, Management

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**FLAT 46, 39 HILL STREET, LONDON, W1**

**£670 pw / £2,903 pm Subject To Contract**



This stunning one bedroom apartment situated on the fourth floor of this beautiful red brick building in the heart of Mayfair. The apartment comprises a large double bedroom, a modern bathroom, spacious reception room with rear facing views over Hay's Mews and a unique kitchenette. The apartment is in one of London's most prestigious locations, Mayfair, neighbouring the famous Berkeley Square. This beautiful purpose built building 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. London underground stations Green Park, Bond Street and Marble Arch are all within a short stroll away.

**Bedroom : Bathroom : Reception Room : Kitchen : Lift : On-site Building Manager : EPC Rating D**

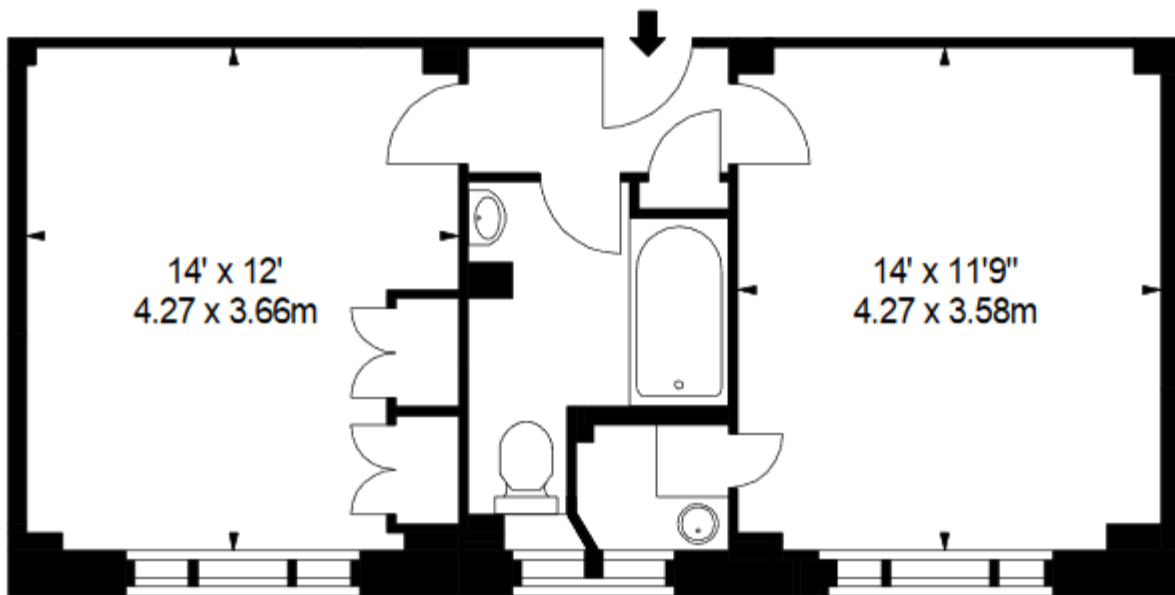
**For more information please contact Ultra Estates**  
61 Rossmore Road, London NW1 6RB



**FLAT 46,  
39 HILL STREET, W1**

**APPROX. GROSS INTERNAL AREA \***  
**441 Ft<sup>2</sup> - 40.97 M<sup>2</sup>**

**ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE**  
**\* As Defined by RICS - Code of Measuring Practice**




**FOURTH FLOOR**

## **Fees and Charges**

UPFRONT PAYMENTS/FEEES FOR LETTING THIS PROPERTY, IF IT IS AN AST LETTING, CONSIST ONLY OF THE RENT TENANCY DEPOSIT AND ANY AGREED HOLDING DEPOSIT (IF APPLICABLE). FOR A LIST OF ADMINISTRATIVE PAYMENTS AND FEES APPLICABLE TO ALL OTHER LETTINGS, PLEASE CONTACT US FOR FURTHER INFORMATION.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	71
(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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	