



www.ultraestates.co.uk

enquiries@ultraestates.co.uk

ULTRA ESTATES
Sales, Lettings, Management

Tel : 020 7723 4288

Fax: 020 7723 4694

FLAT 78, 39 HILL STREET, LONDON, W1

£520 pw / £2,253 pm Subject To Contract

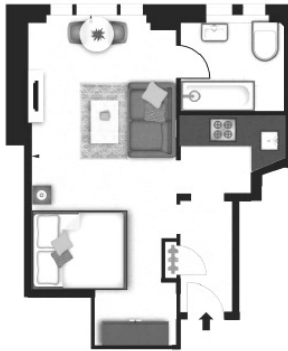


A well proportioned studio apartment on the seventh floor of this beautiful red brick building, situated in the heart of London's fashionable Mayfair, neighbouring the famous Berkeley Square. The apartment is set over 306sq ft. and comprises large living room area, modern bathroom and a unique kitchenette. 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. Great transport links, including Green Park, Bond Street and Marble Arch stations - all within a short stroll away.

Studio Room : Bathroom : Kitchen : Lift : Porter : EPC Rating C

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





Approx. Gross Internal Area*
310 ft² - 28.80 m²

*As Defined by the RICS - Code of Measuring Practice

Property Details:

Hill Street
Mayfair
W1J 5LZ

SCALE
1:100 @ A4

Plans Drawn: 03.08.2016

Surveyed and Drawn By:

BKR

Sunnyhill House
3-7 Sunnyhill Road
London, SW16 2UG

Tel: 0845 257 2023
Fax: 0845 257 2024
info@bkrfloorplans.co.uk
www.bkrfloorplans.co.uk

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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 Performance Certificate



Hill Street, LONDON, W1J 5LY

Dwelling type: Mid-floor flat
Date of assessment: 18 February 2013
Date of certificate: 19 February 2013
Reference number: 8677-6122-5580-8238-4992
Type of assessment: RdSAP, existing dwelling
Total floor area: 33 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

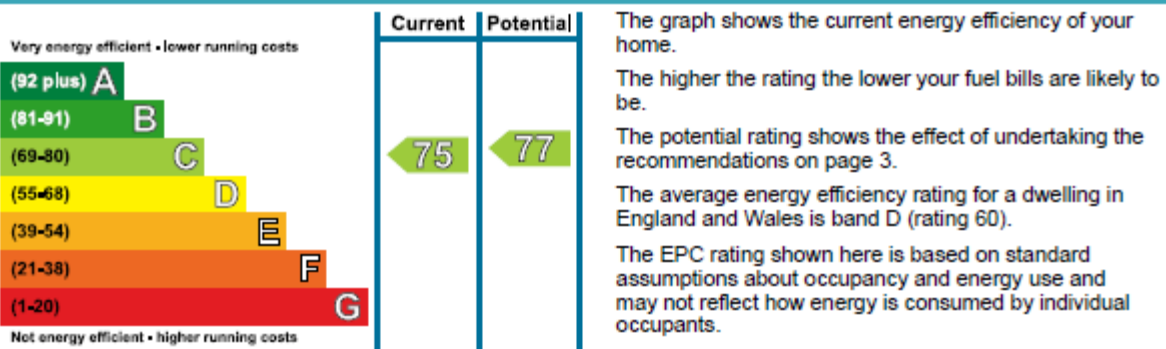
Estimated energy costs of dwelling for 3 years:	£ 1,002
Over 3 years you could save	£ 114

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 72 over 3 years	
Heating	£ 372 over 3 years	£ 330 over 3 years	
Hot Water	£ 486 over 3 years	£ 486 over 3 years	
Totals	£ 1,002	£ 888	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 47
2 Low energy lighting for all fixed outlets	£40	£ 65

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.