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ULTRA ESTATES
Sales, Lettings, Management

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FLAT 25, 39 HILL STREET, LONDON, W1

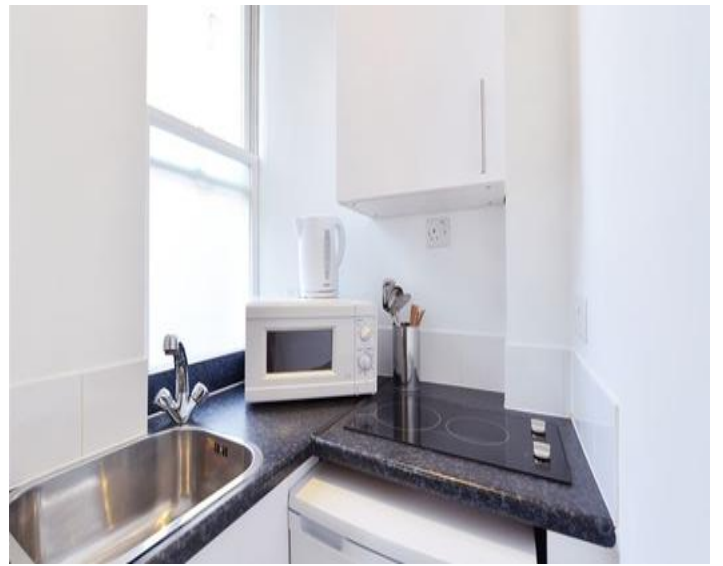
£660 pw / £2,860 pm Subject To

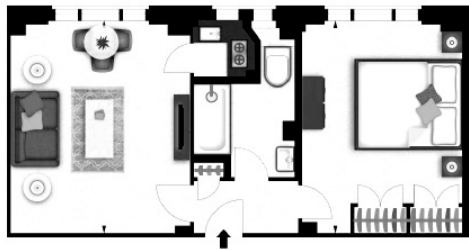


Set over 421 sq ft, this one-bedroom apartment comprises of a large double bedroom with ample storage space, modern fitted bathroom, spacious reception room with rear facing views over Hay's Mews and a unique kitchenette. The apartment is in one of London's most prestigious locations, Mayfair. The building 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 : CCTV : Porter : EPC Rating D

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





Approx. Gross Internal Area*
425 ft² - 39.48 m²

*As Defined by the RICS - Code of Measuring Practice

SCALE
1:100 @ A4

Plans Drawn: 03.08.2016

Surveyed and Drawn By:

BKR

Sunnyhill House
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Fees and Charges

TENANCY AGREEMENT FEE: £240 INC VAT

REFERENCE FEE: £50 INC VAT

GUARANTOR FEE: £50 INC VAT

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| | |
| | 82 |
| 62 | |
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