

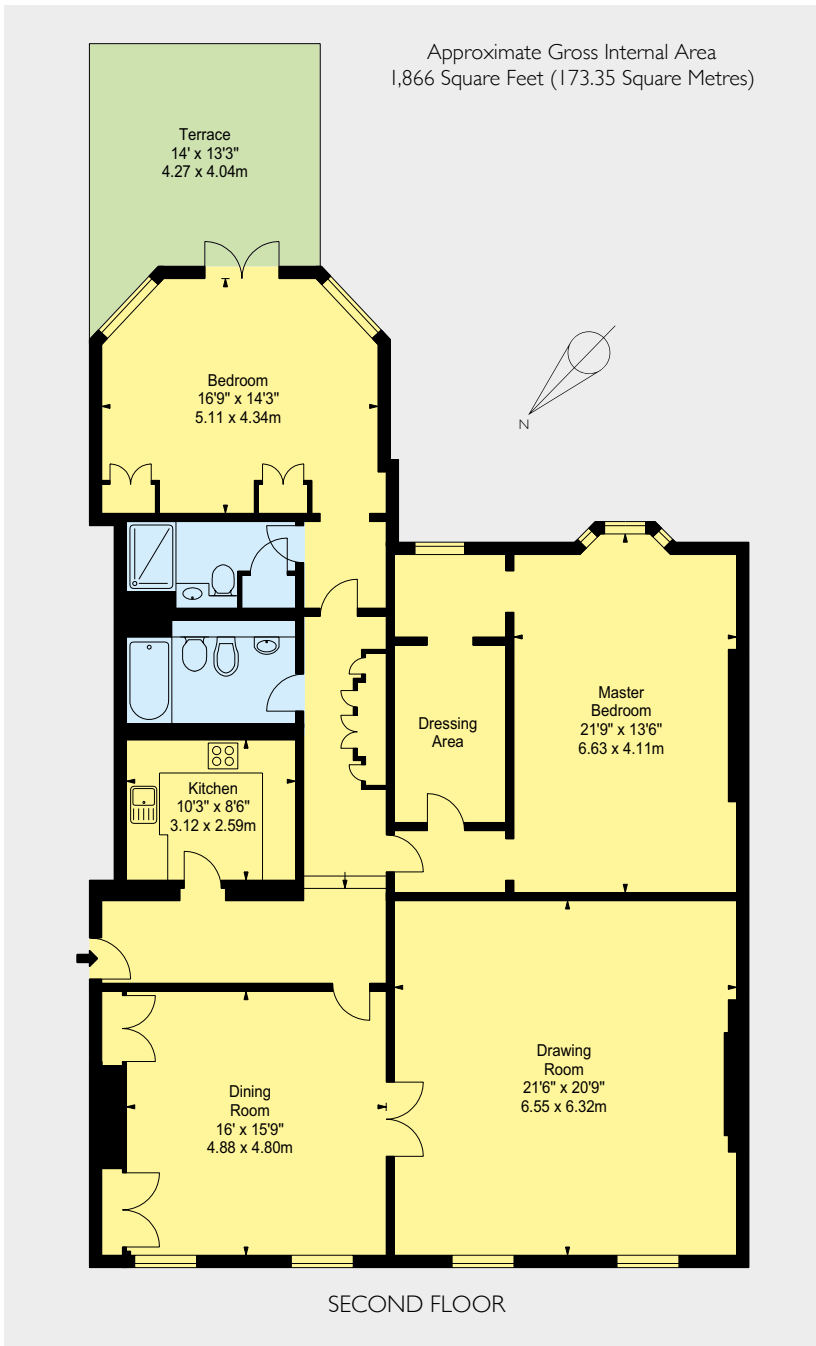


HILL STREET

MAYFAIR W1



A TWO BEDROOM APARTMENT OF 1,866 SQUARE FEET SITUATED ON THE SECOND FLOOR OF A PERIOD PORTERED BUILDING, BENEFITTING FROM A LARGE PRIVATE SOUTH FACING TERRACE, A SHARE OF THE FREEHOLD AND 24 HOUR PORTERAGE.



Set within a Grade II listed building, this bright second floor apartment, spanning four windows across with views onto Hill Street, has a large double Reception Room of more than 705 square feet. The separate Kitchen links to provide great entertaining space, perfect for both professional and family living. Both double Bedrooms are extremely spacious, with the Master Bedroom benefiting from a Walk-In Dressing Area and separate Bathroom. The second Bedroom with En-Suite Bathroom opens onto a South facing Terrace of more than 186 square feet, with views of the rooftops of Mayfair and attractive gated Courtyard Garden. In addition to 24 hour portorage, residents benefit from newly refurbished communal areas and a guest lobby.

Hill Street runs from South Audley Street through to Berkeley Square and is only moments from the Michelin star restaurants and boutique shops of Mount Street.

ACCOMMODATION

- Entrance Hall
- Drawing Room
- Dining Room
- Kitchen
- Master Bedroom with Walk-In Dressing Area
- Bathroom
- Second Bedroom with En-Suite Bathroom
- South Facing Terrace
- 1,866 Square Feet
- EPC Band: D

TERMS

Leasehold: Approximately 988 years plus a share of the freehold
 Service Charge: Approximately £5,000 per quarter
 Price: £5,250,000

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Sole Agent



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