

HILL STREET, MAYFAIR, LONDON W1

£3,800,000



## 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

A very spacious 3-bedroom luxury apartment in the heart of Mayfair.

Coming soon to the market this exceptional apartment spans over 1700 sq ft. This luxurious apartment has been extremely well maintained and refurbished to a high very standard. The apartment boasts a very spacious living room ideal for both entertainment and relaxation, seamlessly incorporating a dining area that enhances the overall elegance and harmony of the room's design. There are three double bedrooms with fitted wardrobes, en-suites, and a fully integrated luxury contemporary kitchen. The entire apartment enjoys an abundance of natural light and offers ample storage space. The building and common areas are meticulously maintained. We highly recommend you arrange a private viewing today with our team at Mayfair Square to view this exceptional apartment.

### Living in Mayfair

Synonymous with luxury and one of the wealthiest places to live in London.

Mayfair is known for its beautiful period architecture, cosmopolitan restaurants, 5-star hotels, and gentleman's clubs as well as its art galleries, and wine merchants.

### Shopping and Restaurants in Mayfair

Mayfair hosts some of the most exclusive restaurants, chic bars, and high-end designer stores. From luxury brands like Louis Vuitton, Gucci, Bulgari, Chanel, Hermes, De Beers, Graff, to Rolex, the area exudes sophistication. Additionally, Mayfair boasts its own luxury department store, Fortnum & Mason. Despite its compact size, Mayfair is renowned for its world-class Michelin-starred restaurants, helmed by celebrated chefs.

### Parks & Green Spaces

Mayfair is bounded on two sides by parks, Hyde Park with over 350 acres of green space, and Green Park.

Grosvenor Square and Mount Street Gardens are situated in the heart of Mayfair and are favourite for local residents.

Tenure: Leasehold



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
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

Important Notice:

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