



RUSSELL SIMPSON

Elegant fifth-floor apartment with
porter and communal garden access

HILL STREET
MAYFAIR W1J

Hill Street

£1,260 _{P/W}

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>737 _{SQ FT}</div> <div>68 _{SQM}</div>	<div>OUTDOOR</div> <div>—</div>	<div>FURNISHED STATUS</div> <div>Multiple Options</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>Westminster City</div>

The Property

A well-presented two-bedroom apartment on the fifth floor of this classic Hill Street building.

Stepping into the flat, you enter a hallway that leads to the reception room. This bright, generous space features large windows and flows seamlessly into the dining area. The separate kitchen is thoughtfully fitted with modern units, integrated appliances, and benefits from natural light.





The Bedrooms

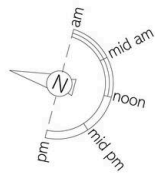
The accommodation includes a principal bedroom with fitted storage and an en-suite bathroom, alongside a second well-proportioned bedroom, also featuring built-in storage solutions. A separate bathroom with bath serves the second bedroom and guests.

The building benefits from lift access and porter service, with access to a delightful communal garden. The property benefits from wooden floors and maintains a refined, modern aesthetic.



The Neighbourhood

Hill Street is a distinguished address in Mayfair, moments away from Berkeley Square and the excellent shopping and dining of Bond Street. The tree-lined street maintains a quiet residential character despite its central location. Green Park and Hyde Park are within easy walking distance, while Bond Street and Green Park underground stations provide excellent transport connections across London. The area offers an exceptional selection of galleries, restaurants, and luxury retailers, making it one of London's most sought-after residential locations.

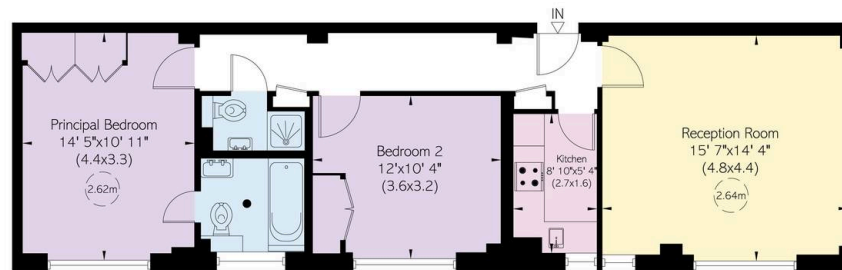


Hill Street, W1

Approximate Internal Area
737 sq ft/ 68 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Fifth Floor

**RUSSELL
SIMPSON**

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