

FORTUNA[®]
AND CO.

Hill Street, Mayfair, London, W1J



ABOUT THE PROPERTY

Turnkey two-bedroom apartment in a secure building with lift and concierge in Mayfair, W1J, moments from Berkeley Square, Hyde Park and Green Park Station.

 2  2  1,064 sq ft / 99 sq m

- Prime position in Mayfair, W1J
- Newly refurbished, turnkey apartment with furniture included
- High ceilings
- Bright third-floor residence with excellent natural light
- Boutique building of just 20 apartments with lift access
- Designer SieMatic kitchen with integrated Miele appliances and wine cooler
- Comfort cooling, underfloor heating and Orcomm smart lighting controls
- 24-hour concierge, elegant residents' lounge and well-managed building
- Private storage room included with the tenancy
- Moments from Green Park Station, Berkeley Square (0.4 mi) and Hyde Park (0.9 mi)

ARRANGE YOUR PRIVATE TOUR

WWW.FORTUNAANDCOMPANY.COM

FORTUNA[®]
AND CO.



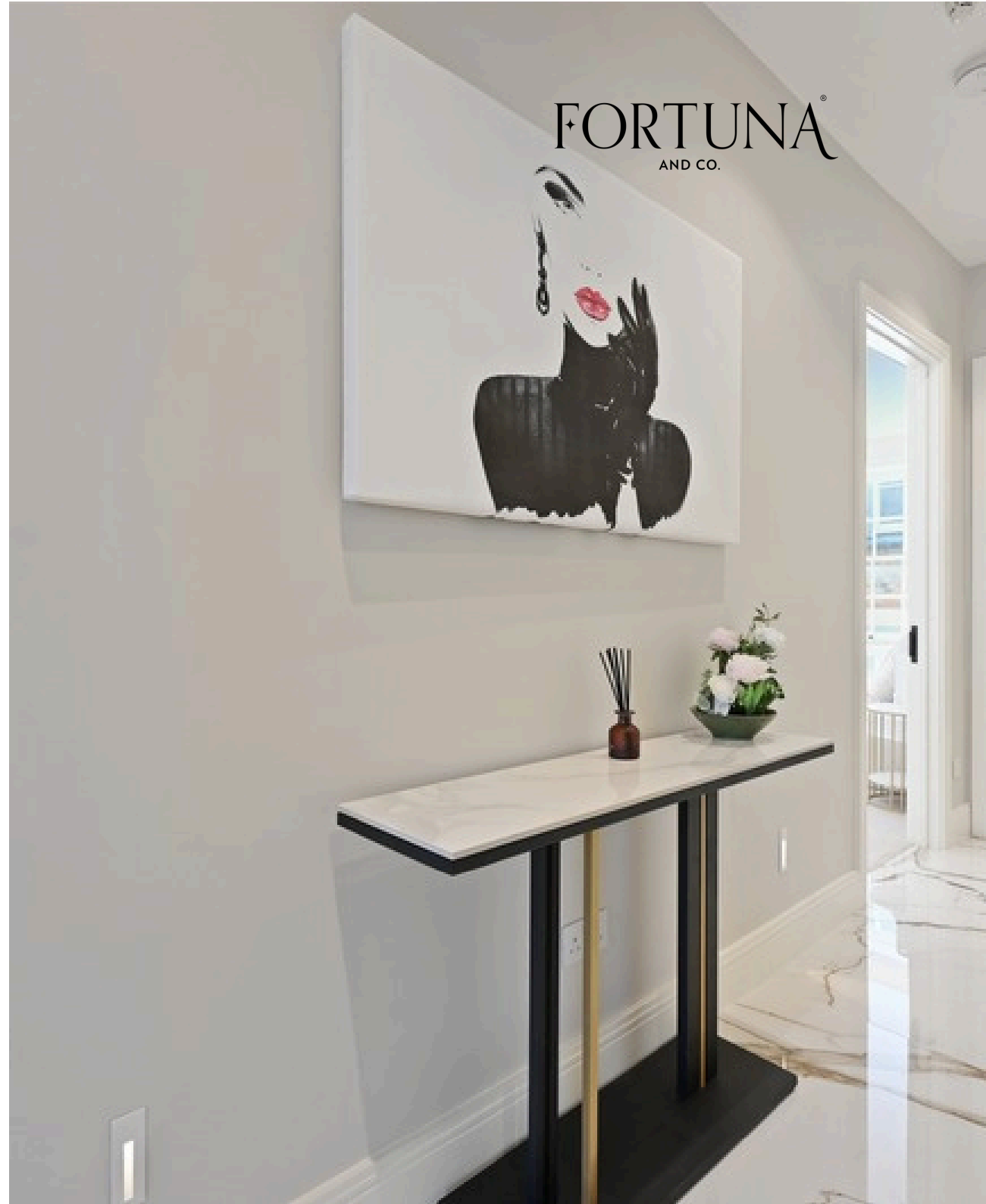
A beautifully refurbished turnkey residence in Mayfair, W1J, offering elegant interiors, exceptional comfort and effortless London living. On Hill Street, within an exclusive boutique building of just 20 apartments, the residence holds a discreet and highly regarded position in the heart of Mayfair.

Positioned on the third floor, the home extends to approximately 1,064 sq ft (99 sq m) and is offered fully furnished, making the apartment an ideal London pied-à-terre or permanent residence. Flooded with natural light, the layout features a spacious open-plan reception and dining area designed for both relaxing and entertaining. Two gas fireplaces create a warm and inviting atmosphere, while comfort cooling, underfloor heating and Orcomm smart lighting ensure year-round comfort.

The bespoke SieMatic kitchen is beautifully finished and fully equipped with integrated Miele appliances, including a wine cooler, hob, oven, microwave and fridge-freezer. The principal bedroom provides generous built-in storage and a quiet, generously proportioned retreat, complemented by a well-proportioned second bedroom ideal for guests or a home office. Having remained unoccupied since the refurbishment, the apartment is immaculate and ready for immediate occupation.

A private external storage room is included with the tenancy, providing valuable additional space. Residents have the privacy of a well-managed boutique building, together with a 24-hour concierge, lift access and an elegant residents' lounge, offering both convenience and peace of mind.

Whether the search is for a refined home in Mayfair, W1J, or a lock-up-and-leave residence close to Hyde Park, this W1J apartment suits either with equal ease.

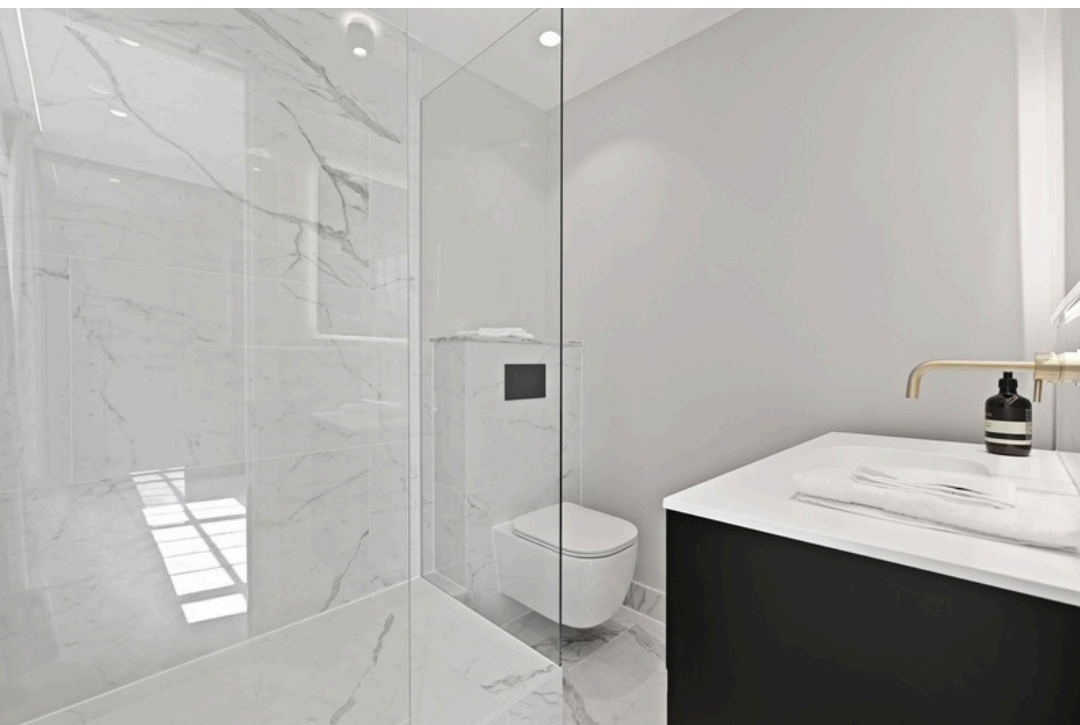


FORTUNA[®]
AND CO.



“You can move-in today and enjoy living in this beautiful apartment in a perfect Mayfair location.” - Nataliya Makhonina-Byrdan, Agent

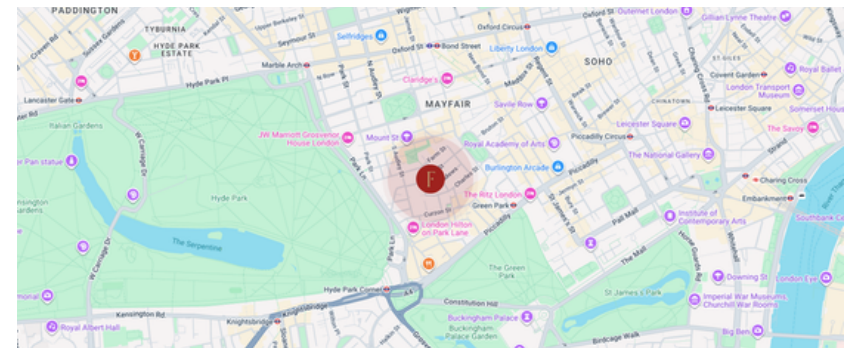
”





LOCATION INFORMATION

- Perfectly positioned on one of Mayfair's most desirable streets, W1J, the apartment is just moments from Berkeley Square (0.4 mi), Annabel's (0.3 mi) and The Arts Club (0.3 mi). World renowned restaurants, luxury boutiques and private members' clubs are all within a short stroll, while Hyde Park, offers one of London's finest green spaces just minutes away (0.9 mi).
- Everyday convenience is equally impressive, with Marks & Spencer Simply Food (0.5 mi) and Waitrose & Partners (0.7 mi) nearby, while Green Park Station (0.4 mi) and Bond Street Underground Station (0.5 mi) provide excellent connections across London and beyond.



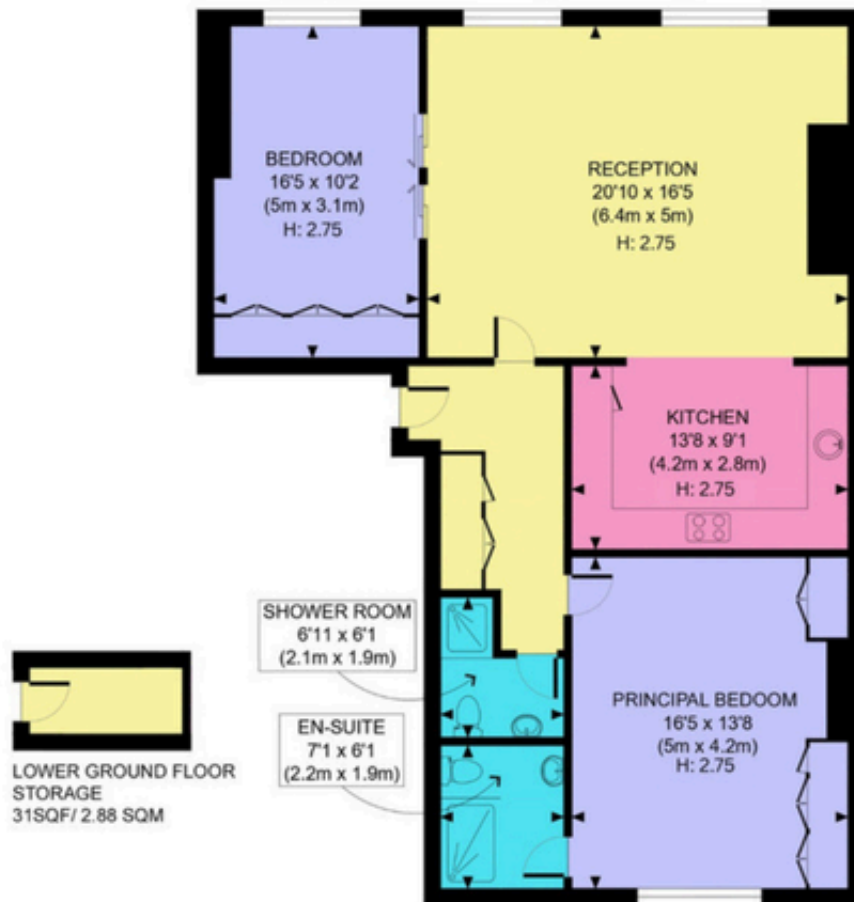
Approximate Gross Internal Area

1,064 sq ft / 99 sq m

Plus Storage

31 sq ft / 3 sq m

Scan to experience
the property.



THIRD FLOOR

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floor plan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

ADDITIONAL INFORMATION

Rent pcm
£10,000

Deposit
£13,846

ARRANGE YOUR PRIVATE TOUR

+44 (0)2045 378140

www.fortunaandcompany.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Important Notice: Fortuna And Co., their clients, and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Fortuna and Co. in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. 2. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate and for guidance only and are not necessarily comprehensive. 3. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fortuna and Co. have not tested any services, equipment or facilities. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Privacy Policy and other notices at <https://www.fortunaandcompany.com/privacy-and-cookies/>. Fortuna and Co. is the trading name of Fortuna AC Ltd. Fortuna AC Ltd is a limited liability company registered in England and Wales with registered number 09642394. Our registered office is at Pavilion Kensington, 96 Kensington High St, London, W8 4SG UK. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Fortuna AC Ltd and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling +44 (0)204 537 8140, email to WeCare@fortunaandcompany.com.