

TO
LET



1 Saddle Yard, Mayfair, London W1J 5JT

£2,000 p/w

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£2,000 p/w



PROPERTY DESCRIPTION

A fully refurbished duplex apartment in a private, characterful mews.

Located in the heart of Mayfair, this beautifully refurbished apartment is set within a charming, cobbled close and offers private access either directly from Hays Mews or via the portered entrance at 33 Hill Street.

The apartment features a generously proportioned reception room with five large windows overlooking Hays Mews, flooding the space with natural light. Accommodation includes two double bedrooms—one with an en suite bathroom—an additional modern shower room, and a refurbished kitchen. The property also benefits from an allocated garage space, a rare asset in this prime location.

Saddle Yard enjoys a prestigious setting moments from the boutiques and restaurants of Mount Street, with the green open spaces of Hyde Park and Green Park just a short walk away. Excellent transport links are provided by Green Park and Hyde Park Corner underground stations, both within easy walking distance.

EPC - E, Council Tax (Westminster) - Band G, Security Deposit – six weeks rent. Gas, Electricity, Water and Sewerage – all mains connections. Gas Central Heating, Broadband: FTTC, Mobile – good coverage, Parking – Residents permit required from Westminster Council.

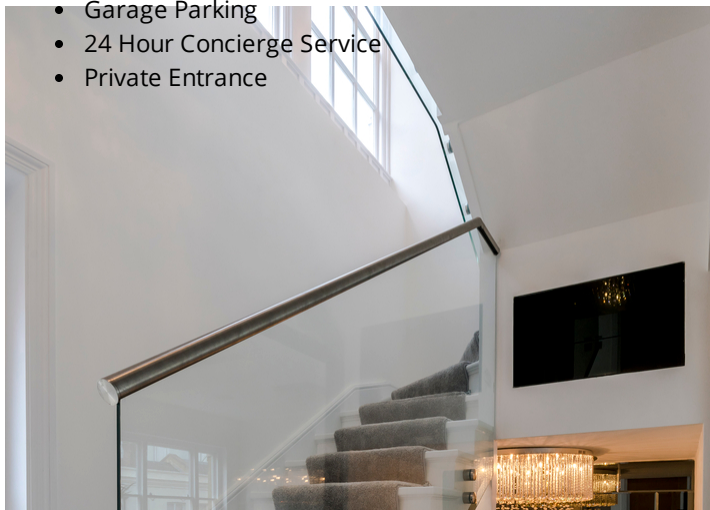
Reception room, kitchen, principle bedroom with en suite bathroom, second double bedroom, further shower room, garage parking, 24 hour porters, private entrance

ACCOMMODATION

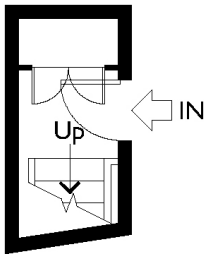
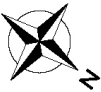
- Reception Room
- Kitchen
- Principal bedroom with En Suite Bathroom
- Second Double Bedroom



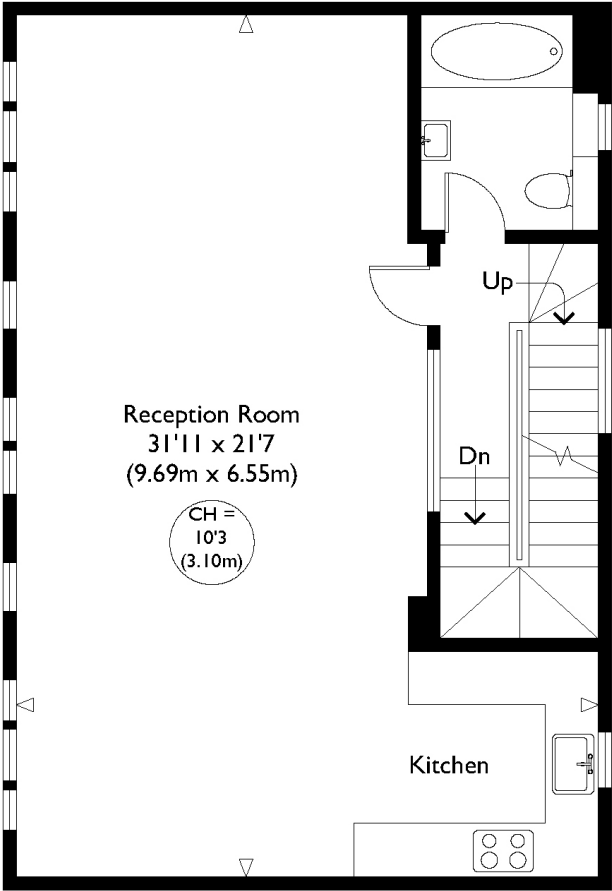
- Further Shower Room
- Garage Parking
- 24 Hour Concierge Service
- Private Entrance



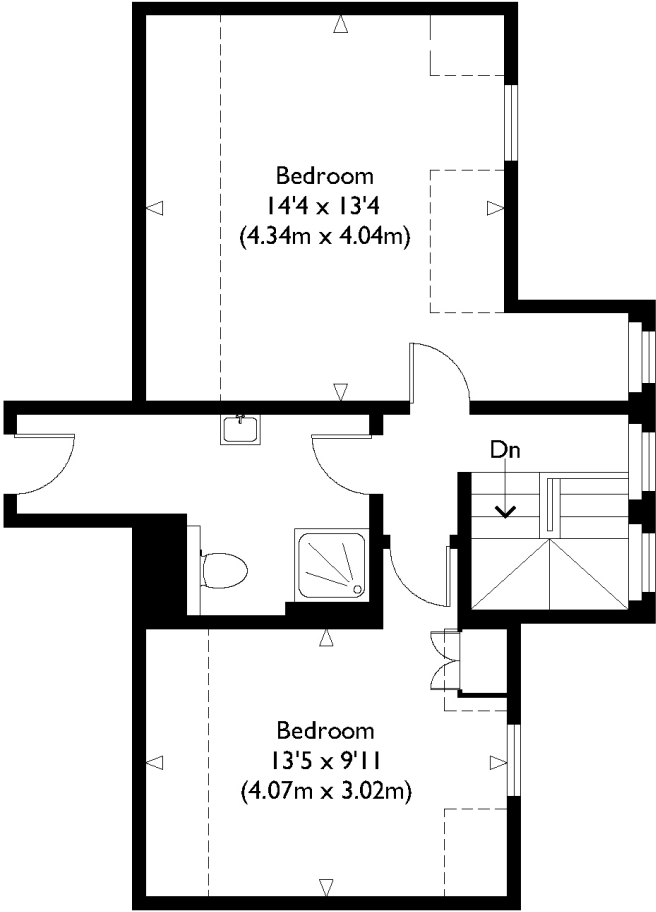
Saddle Yard



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Floor Area : 1213 sq ft / 112.7 sq m (Including Reduced Height)
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(61-81) B		
(55-60) C		
(50-54) D		
(45-49) E		
(40-44) F		
(35-39) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		