



MARYLEBONE SQUARE, MOXON STREET, MARYLEBONE, W1U
£5,065,000 LEASEHOLD

**A PERFECT BLEND OF SIMPLICITY AND INTRICASY
IN PRIME MARYLEBONE - W1.**

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DESCRIPTION:

Marylebone Square offers a collection of 54 generously spaced apartments and penthouses, featuring 1, 2 and 3 bedroom residences, the majority of which feature floor-to-ceiling windows, open-plan living areas and elegant glass sliding doors that opens out onto a spacious balcony decking. Marylebone Square is an exclusive new destination in the heart of Marylebone Village, comprising prime residential, retail units, a new double height community hall - a space the popular Farmers' Market can continue to call home. Internally, it will be a building without corridors - all the apartments are reached via a beautiful central courtyard. The apartments themselves are meticulously planned, each one enjoying a large balconies and generously proportioned rooms. Bounded by Moxon St (N), Cramer St (E), Aybrook St (W) & St. Vincent St (S) - Marylebone Square sits at the heart of the neighbourhood with graceful, eye-catching presence. Slotting into its historic context, it brings a 21st century sensibility to residential architecture in London.

Service charge: between £7.50 to £8.50 per sq ft² | Ground rent for a 2 bedroom: £1,250 p.a | Council tax- tbc | Leasehold: about 994 years



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FLOOR PLANS

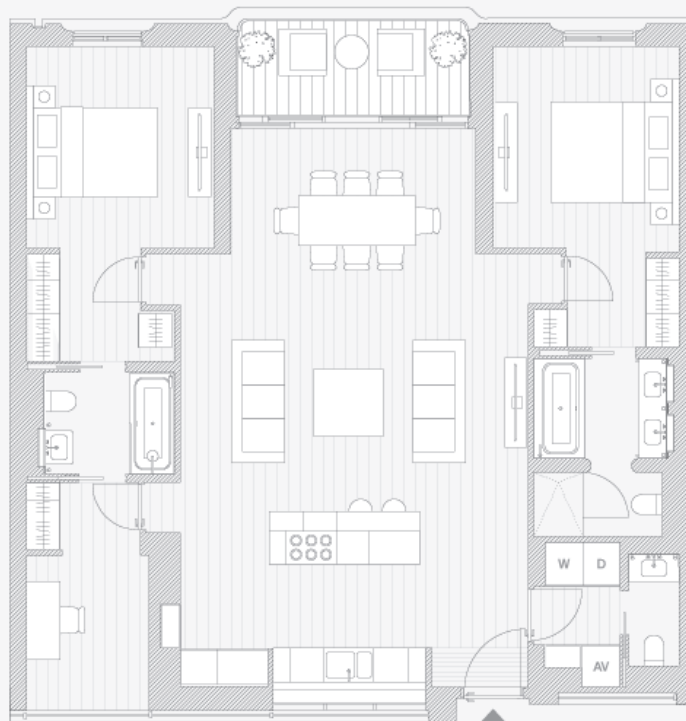
2 Bedroom Apartment & Study Mirrored



Floors 1, 2 & 3



Living/kitchen/dining	6.3m x 10.0m
Master bedroom	3.3m x 3.9m
Master bathroom	2.4m x 3.2m
Bedroom 2	3.3m x 3.9m
Ensuite 2	2.3m x 1.8m
Study	2.1m x 3.9m
Guest bathroom	0.9m x 2.0m
Total *	130.6m ² -
	139.9m ²
	1,396sqft-
	1,399sqft
Balcony *	7.0m ²
	64sqft



*All floor plans are draft and subject to change

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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