



MARYLEBONE SQUARE, CRAMER STREET, MARYLEBONE, W1U
£5,880,000 LEASEHOLD

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

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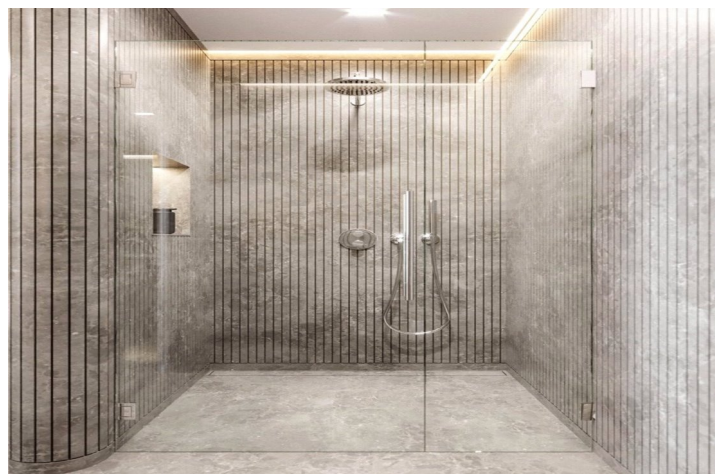
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DESCRIPTION:

Apartment A204 is located on the second floor within the new prestigious land mark development - "Marylebone Square". With an East facing balcony, open plan living and intelligent, practical, contemporary optimised living design; including 'his and hers' sinks to the master, dressing area to the master, suited bedrooms, study, cloakroom and plenty of storage. 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.

* please note all images relating to the future residential development are CGI indicative only *



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FLOOR PLANS

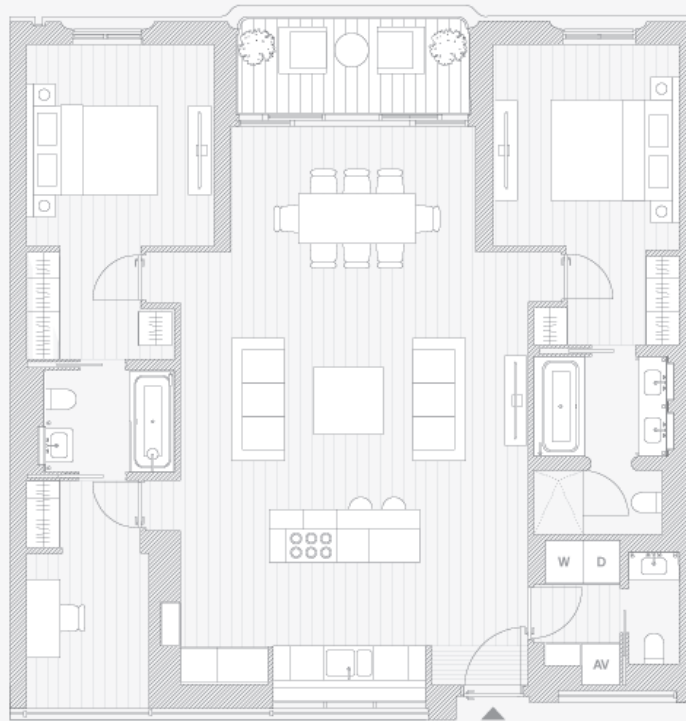
2 Bedroom Apartment & Study Mirrored



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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