



MARYLEBONE SQUARE, MOXON STREET, MARYLEBONE, W1U
£5,270,000 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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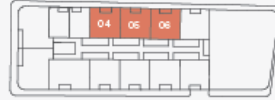
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2 Bedroom Apartment & Study Mirrored

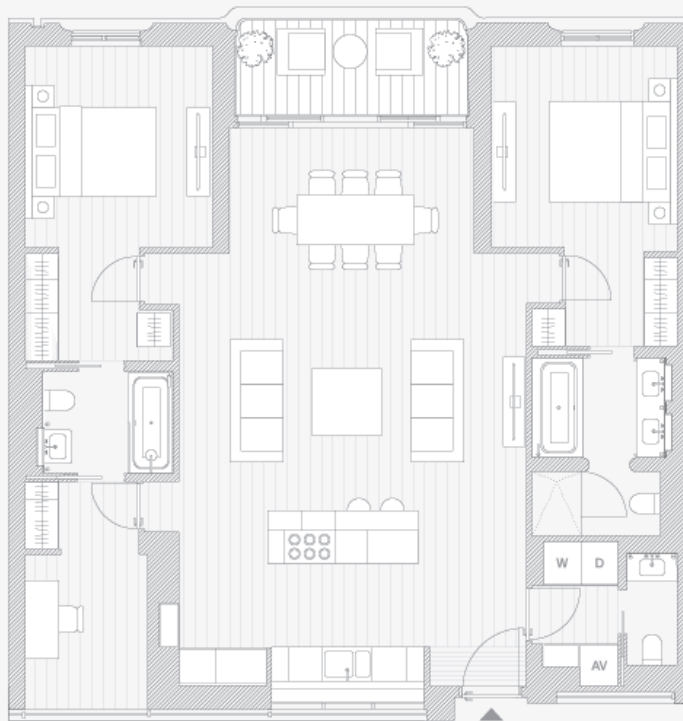
FLOOR PLANS



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 *	139.6m ² - 139.9m ²
	1,396sqft- 1,399sqft
Balcony *	7.0m ² 64sqft



*All floor plans are draft and subject to change

5

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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