

MARYLEBONE SQUARE, MARYLEBONE, LONDON W1



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A fabulous one bedroom apartment in a development currently under construction in the heart of Marylebone, The flat contains a large reception room, open-plan kitchen, one bedroom with ensuite bathroom and one study room. High-quality, natural materials such as oak flooring, bronze-coated windows and stone counter tops offer an elegant and timeless quality. All functional needs from lighting to underfloor heating are seamlessly integrated into the design. The development is located within walking distance of numerous amenities of Marylebone High Street, Selfridges, and several train and tube stations.

Photographs used are CGIs of apartments generally within the development and may not refer to this specific apartment. Floorplans refer to general apartments in the building.

ACCOMMODATION AND AMENITIES:

LARGE RECEPTION ROOM, OPEN-PLAN KITCHEN, ONE BEDROOM WITH ENSUITE BATHROOM, STUDY, 24 HOUR CONCIERGE SECURITY.

ASKING PRICE: £2,590,000 LEASEHOLD

LEASE: APPRX 999 YEARS REMAINING GROUND RENT: 1 bed: £750 SERVICE CHARGE: £6.91/Sq Ft





For further information on Marylebone Square or to make an appointment to visit the sales marketing suite where models of the development and an interactive show flat are available please contact Arlington Residential.

Contact our office on 020 7722 3322
property@arlingtonresidential.com

| Floor | Unit | Apartment Area | Bal/Terrace | Total Area | Rooms | Aspect | Price |
|--------|------|----------------|-------------|------------|-----------------|------------------------|-----------------|
| First | A102 | 890 | 60 | 950 | 1 Bed + Study | Cramer St | £2,590,000 |
| | A105 | 1399 | 64 | 1463 | 2 Bed + Study | Cramer St | £4,450,000 |
| | A107 | 1367 | 62 | 1439 | 2 Bed + Study | Cramer St | £4,300,000 |
| | A109 | 1396 | 64 | 1460 | 2 Bed + Study | Aybrook St | £4,580,000 |
| | A110 | 1398 | 64 | 1462 | 2 Bed + Study | Aybrook St | £4,580,000 |
| | A112 | 1878 | 73 | 1951 | 3 Bed + Study | Aybrook St | £6,340,000 |
| Second | A202 | 890 | 72 | 962 | 1 Bed + Study | Cramer St | RESERVED |
| | A203 | 899 | 72 | 971 | 1 Bed + Study | Cramer St | £2,750,000 |
| | A205 | 1399 | 76 | 1475 | 2 Bed + Study | Cramer St | £4,660,000 |
| | A206 | 1397 | 76 | 1473 | 2 Bed + Study | Cramer St | £4,610,000 |
| | A210 | 1398 | 76 | 1474 | 2 Bed + Study | Aybrook St | £4,790,000 |
| | A213 | 1938 | 115 | 2053 | 3 Bed | Aybrook St/Moxon St | £6,660,000 |
| Third | A302 | 890 | 72 | 962 | 1 Bed + Study | Cramer St | £3,010,000 |
| | A308 | 1378 | 74 | 1452 | 2 Bed + Study | Aybrook St | £5,080,000 |
| | A312 | 1878 | 87 | 1965 | 3 Bed + Study | Aybrook St | RESERVED |
| Fourth | A402 | 1951 | 461 | 2412 | 3 Bed Penthouse | Cramer | £8,110,000 |
| | A403 | 1440 | 335 | 1775 | 2 Bed Penthouse | Cramer St | £6,060,000 |
| | A405 | 2338 | 545 | 2883 | 3 Bed Penthouse | Aybrook St | £9,980,000 |
| Fifth | A503 | 1616 | 637 | 2253 | 3 Bed Penthouse | Cramer St | £7,440,000 |
| | A504 | 1676 | 1024 | 2700 | 3 Bed Penthouse | Cramer St/ St. Vincent | £7,800,000 |

Leasehold: 999 Years
Estimated Service Charge: £6.91/Sq Ft
Ground Rent: 1 beds: £750.00
2 beds: £1,250.00
3 beds: £1,500.00

Parking available from an additional £150,000 per stall
Storage available upon request
Estimated Completion: Q1 / Q2 2023

Payment Terms: £5,000 reservation fee. 10% deposit paid on exchange in 28 days less reservation fee.
Further 10% payable 12 months thereafter. Balance of 80% paid upon completion.



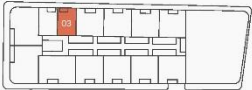


1 Bedroom
Apartment
& Study

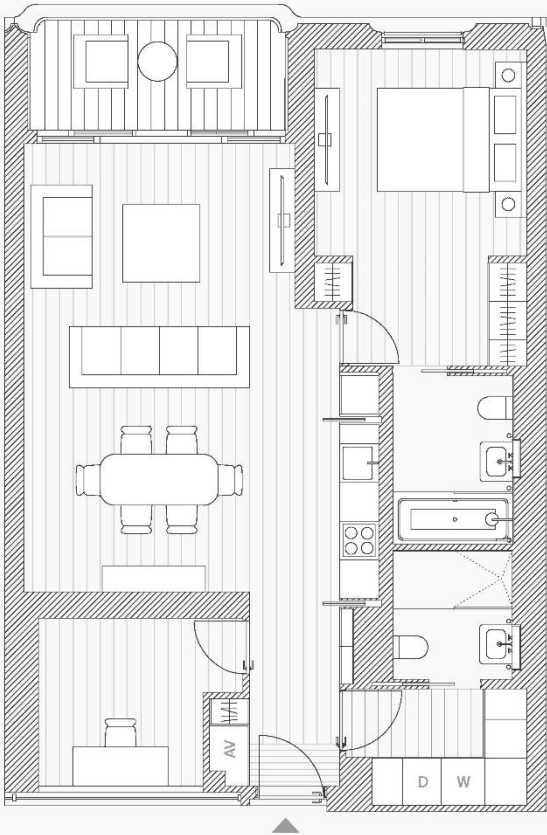
MARYLEBONE SQUARE



Floors 1, 2 & 3



| | |
|-----------------------|--------------------|
| Living/kitchen/dining | 4.9m x 6.9m |
| Master bedroom | 3.3m x 3.2m |
| Master bathroom | 1.8m x 2.6m |
| Study | 2.6m x 2.5m |
| Guest bathroom | 1.8m x 2.0m |
| Total * | 83.5m ² |
| | 899sqft |
| Balcony * | 6.0m ² |
| | 60sqft |



*All floor plans are draft and subject to change