

MARYLEBONE SQUARE, MARYLEBONE, LONDON W1



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A fabulous two bedroom apartment in a development currently under construction in the heart of Marylebone, The flat contains a large reception room, open-plan kitchen, two bedrooms with ensuite bathrooms 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, TWO BEDROOMS WITH ENSUITE BATHROOMS, STUDY, 24 HOUR CONCIERGE SECURITY.

ASKING PRICE: £4,610,000 LEASEHOLD

LEASE: APPRX 999 YEARS REMAINING GROUND RENT: 2 beds: £1,250 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.





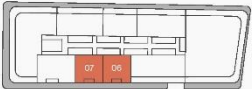
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2 Bedroom Apartment & Study

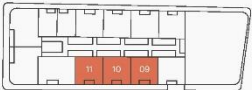
MARYLEBONE SQUARE



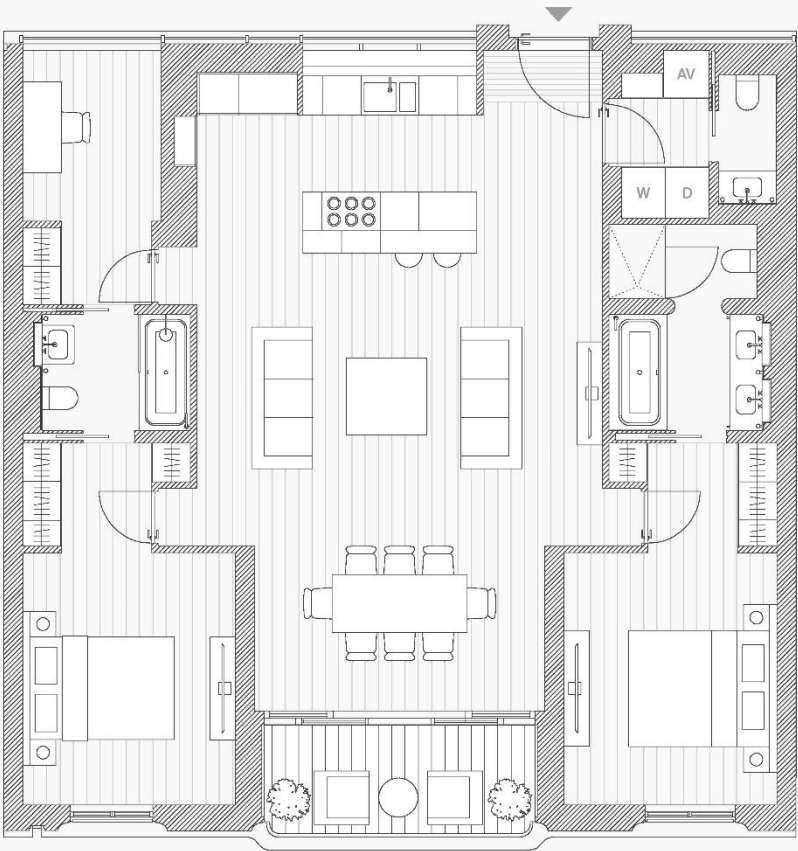
4th Floor



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 *	130m ²
	1,399sqft
Balcony *	7.0m ²
	64sqft



*All floor plans are draft and subject to change