15 exclusive apartments in the heart of the West End, little over 5 minutes from its most fashionable quarter, Marylebone Village and surrounded by the Capital’s world class shopping streets and prestigious cultural landmarks.
Take a 10 minute stroll into Regent’s Park with London’s entire West End on your doorstep.
Or take a 10 minute leisurely wander along to Marble Arch, Oxford Street, Hyde Park and Park Lane.
The Marylebone Apartments are located within 500 metres of three Zone 1 transport hubs – Baker Street, Edgware Road and Marylebone, with London Paddington also within close proximity.

Together, these key rail & tube stations will offer residents some of the fastest connections to virtually all principal locations across the Capital, including new Crossrail interchanges at Tottenham Court Road, Bond Street and Paddington, further streamlining journey times from 2018.

Road connections are equally impressive with the Marylebone flyover also within 500 metres, leading to the A40 and UK motorway network at Junction 16 of the M25.

Journey times from Baker Street are exceptional, with the entire transport network.

Average journey times from Baker Street:

- Regent’s Park: 2 mins
- St John’s Wood: 2 mins
- Bond Street: 2 mins
- Oxford Circus: 4 mins
- Piccadilly Circus: 6 mins
- Westminster: 7 mins
- Tottenham Court Rd: 9 mins
- Leicester Square: 10 mins
- Covent Garden: 11 mins
- London Bridge: 11 mins
- Liverpool Street: 14 mins
- Bank: 16 mins
- Canary Wharf: 18 mins
- London Heathrow: 25 mins
- London City Airport: 30 mins

The Marylebone flyover also within 500 metres, leading to the A40 and UK motorway network at Junction 16 of the M25.

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Today, Marylebone and its vibrant cosmopolitan village says everything and has everything for chic London living.

Marylebone Village attracts residents from across the world to its atmospheric and enriched cultural lifestyle - giving locals every reason to refer to it as 'the international village'.

All the brand names that label exclusivity are found along its pavements, creating a truly unique haven in the heart of London.
Oxford Street, Bond Street, Regent’s Park, Hyde Park, Covent Garden - in fact all the names synonymous with prestigious London living are minutes from the Marylebone Apartments.

Given also the array of world renowned hotels and cultural landmarks within immediate proximity of the apartments, and the two square kilometres on the map opposite begin to portray the stunning central location residents will reside in.

Whether it’s city commerce, haute couture fashion browsing, or afternoon tea at Claridge’s, every aspect of exclusive living awaits residents at the Marylebone Apartments.
Within 10 minutes walk of the University of Westminster or minutes on the tube to every other principal institution.

<table>
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<th>Institution</th>
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<td>University of Westminster</td>
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All journey times are from Baker Street station to the nearest tube station of each university unless otherwise stated. Source: TFL.gov.uk.
The Marylebone Apartments - luxurious living in a unique quarter of a world class capital city.
The Marylebone Apartments are an all private development offering 15 exclusive and luxuriously appointed apartments within its traditional London brick façade.

The apartments are arranged from ground to third floor with a lift serving all levels.

The building has a lower ground parking facility accessed from the rear courtyard with secure car parking available (at an additional cost).

The Marylebone Apartments offer a unique investment opportunity in one of the most sought after and niche residential pockets of the Capital...Marylebone, so much more than just an exclusive address.

Features include:

- Choice of studio and 1, 2 & 3 bedroom apartment styles.
- Galliard Homes Platinum level specifications throughout including Miele integrated kitchen appliances.
- Video entryphone security.
- Option to purchase secure car parking.
- Excellent capital growth potential.
- Minutes from major transport hubs and forthcoming Crossrail interchange at Paddington - offering prime high yield rental catchment opportunities.

The Marylebone Apartments are an all private collection of stunning platinum specification studio and 1, 2 & 3 bedroom apartments.
Each apartment will offer unprecedented levels of sophisticated style while being finished & equipped for contemporary living.
Studio and 1 bedroom apartments

### Studio apartment (Unit 9)
- Living area: 3.7 x 3.7m (12'2" x 12'2")
- Kitchen area: 2.8 x 2.8m (9'2" x 9'2")
- Bedroom area: 2.8 x 2.2m (9'2" x 7'2")
- Total area: 32.8 sq.m. (354 sq.ft.)

### 1 Bed apartment (Unit 4)
- Living/dining: 4.7 x 3.2m (15'5" x 10'5")
- Kitchen area: 2.8 x 1.6m (9'2" x 5'3")
- Bedroom: 3.8 x 2.7m (12'9" x 9'0")
- Total area: 39.9 sq.m. (430 sq.ft.)

### 1 Bed apartment (Unit 5)
- Living/dining: 4.7 x 3.4m (15'5" x 11'9")
- Kitchen area: 2.9 x 1.7m (9'5" x 5'6")
- Bedroom: 3.7 x 3.6m (12'2" x 11'9")
- Total area: 43.3 sq.m. (467 sq.ft.)

Apartment floor plans are indicative of the intended enhanced interior layouts but are subject to architectural finalisation. Room dimensions and total areas stated are approximate and should be used as a guide only. Furniture and floor finishes shown for illustrative purposes only.
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2 bedroom apartments

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3 2 Bed apartment
Living/dining 5.4 x 3.2m 18'0" x 10'6"
Kitchen area 3.2 x 1.7m 10'6" x 5'6"
Master bedroom 4.4 x 2.7m 14'5" x 8'11"
Bedroom 2 2.6 x 2.4m 8'7" x 8'0"
Total area 60.7 sq.m. 654 sq.ft.

6 2 Bed apartment
Living/dining 4.8 x 3.2m 16'0" x 10'6"
Kitchen 2.1 x 2.1m 6'10" x 6'10"
Master bedroom 3.9 x 3.2m 13'0" x 10'6"
Bedroom 2 3.6 x 3.3m 11'11" x 10'10"
Total area 6 55.2 sq.m. 594 sq.ft.
Total area 11 56.6 sq.m. 609 sq.ft.
Total area 14 56.4 sq.m. 608 sq.ft.

1 2 Bed apartment
Living/dining 7.4 x 3.2m 24'3" x 10'5"
Kitchen 3.0 x 1.7m 9'9" x 5'6"
Master bedroom 4.0 x 3.9m 13'0" x 12'9"
Bedroom 2 4.3 x 2.3m 14'3" x 8'0"
Total area 71.2 sq.m. 766 sq.ft.
Apartment floor plans are indicative of the intended enhanced interior layouts but are subject to architectural finalisation. Room dimensions and total areas stated are approximate and should be used as a guide only. Furniture and floor finishes shown for illustrative purposes only.
General Specification
- Walls & ceilings in brilliant white matt finish.
- Solid natural oak door linings, skirtings and architraves.
- Engineered one strip oak veneer flooring to principal reception rooms (living/dining & lounge).
- Oak veneered internal doors.
- Polished stainless steel door furniture.
- Brushed metal finish switch & socket plates.
- Fully integrated speaker system.
- Recessed low energy downlighting.
- Satellite, terrestrial TV & telephone sockets to living rooms and bedrooms.
- All TV sockets Sky HD and 3D enabled (subject to subscription).
- All aerial sockets connected to receive terrestrial and digital channels.
- Dimmer switches to living room and all bedroom lighting.
- Double glazing throughout (subject to consents).

Kitchen
- Engineered one strip oak veneer flooring.
- High gloss white lacquered unit doors with concealed handles.
- Coloured natural stone worktop.
- Glass splashback from worktop to underside of wall units.
- More integrated appliances to include:
  - single low level oven.
  - built in microwave.
  - 4 ring ceramic hob with hood.
  - Washer/dryer, dishwasher & fridge/freezer.
- Underlighting to wall units.
- Stainless steel 1½ bowl undermounted sink with square profile tap and grooved worktop drainer.
- Centralised appliance switch panel.

Hallway
- One strip solid natural oak veneer flooring.

Bathrooms & En-suites
- Large format natural stone floor and wall tiling (master en-suites fully tiled).
- White bathroom suite featuring steel bath, back to wall WC, and square profiled semi-recessed basin.
- Coloured glass bath panel.
- Clear glass frameless bath screen and/or shower enclosure.
- Concealed plumbing with natural stone vanity top.
- Oak framed access with mirrored cabinet and feature downlighting.
- Shaver socket.
- Chrome plated square profile tops, bottle trap, dual flush cistern plate, thermostatic bath filler/shower mixer, shower rail and handset.
- Chrome plated square profile electric heated towel rail.

Bedrooms
- Quality oatmeal fully fitted carpets with underlay.
- Fully integrated full height wardrobes with sliding glass door fronts to all bedrooms.

Security
- Video entry phone system.

Communal Areas
- Luxuriously finished entrance lobby
- Lift serving each apartment level.
- Carpeted staircase and landing.

Car Parking
- Lower ground secure parking at additional cost.
The information contained in these sales particulars should not be relied upon as statements or a representation of fact. Prospective purchasers should note that any elevations, room sizes/layouts have been taken from plan and may vary as construction takes effect. Any plans shown are for guidance purposes only. Any specification shown is correct at the time of printing. Prospective purchasers are advised to confirm such details before entering into a binding contract. The Marylebone Apartments is a marketing name only and may not be adopted as part of the final postal address. All journey times stated are approximate, sources tfl.gov.uk and walkit.com