

# MARYLEBONE MANSIONS

MARYLEBONE

W1

EFFORTLESS  
LUXURY IN A

CALM POCKET  
OF LONDON

LDN M M W1



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## WELCOME TO MARYLEBONE MANSIONS

Nestled within a charming, calming pocket of Central London, the apartments at Marylebone Mansions offer a tranquil escape from the hum of the outside world, while considered design reflects Marylebone's multi-faceted character. The building's striking Roman brick façade is a contemporary re-imagining of Marylebone's storied period architecture, drawing inspiration from the elegant townhouses and mansion blocks of its close neighbours. A home that offers connection and escape, modernity and authenticity, Marylebone Mansions is a rare find.

# THE LOCATION

## A VILLAGE WITHIN THE CITY

Strolling around the quiet neighbourhood of Marylebone, it's easy to forget for a moment that you're only minutes from the bright lights and busy shopping streets of the West End. Yet within this urban haven, nestled just north of Oxford Street, you'll rarely feel the need to stray too far. Marylebone High Street is lined with an interesting mix of independent stores, cafés and restaurants, while exploring the narrow side streets around it reveals a trove of hidden gems.



# CONNECT TO NATURE

# AND ESCAPE IN LONDON



Regent's Park



Portman Square



Hyde Park



Green Park

Life in Marylebone offers the opportunity to connect with nature and enjoy a feeling of getting away from it all, right in the heart of the city. From here you can dip into the glorious green spaces of Regent's Park to Hyde Park as if they were your very own.

# FOOD &



Lina Stores



Chiltern Firehouse

# BEVERAGE



Chiltern Street Deli



Carlotta

Marylebone's vibrant food scene is an enticing mix of established local favourites and the capital's most talked-about new openings. It can feel as if there's always somewhere new to discover, for every possible taste, from a laidback brunch with friends to Michelin-starred fine dining.



Granger & Co



Hopper's



# TOP UNIVERSITIES

- LONDON BUSINESS SCHOOL 20 MINS 
- UNIVERSITY COLLEGE LONDON 34 MINS 
- UNIVERSITY OF WESTMINSTER 15 MINS 
- REGENT'S UNIVERSITY 15 MINS 
- THE UNIVERSITY OF LAW 40 MINS 
- ROYAL ACADEMY OF MUSIC 19 MINS 
- UNIVERSITY OF ARTS 23 MINS 
- CHRISTIE'S EDUCATION 40 MINS 

# ON YOUR DOORSTEP

The campuses of some of London's most highly-regarded colleges and universities are within walking distance or a short commute of Marylebone Mansions. From here, new arrivals will quickly find their feet in the capital.

# RETAIL &



David Mellor



The Marylebone Florist



Selfridges

# CULTURE



Daunt Books



The Wallace Collection



Monocle

Marylebone's ever-changing shopping and cultural scene inspires you to embrace feeling like a tourist for the day, and keep exploring with fresh eyes. Catch an exhibition, pick up lunch at the deli and pop into Selfridge's. It's all possible, and easily walkable, from the apartments at Marylebone Mansions.

# THE CONNECTION

## CONNECT WITH THE CITY

Marylebone is incredibly well-connected. Within a short walk of Marylebone Mansions you'll find a choice of tube and train stations, including the new Elizabeth Line and Crossrail from nearby Paddington Station, taking you to Heathrow airport in a little over 40 minutes. Combined with the building's secure underground parking, convenient access to the A40 makes driving a possibility too.



EXPLORE  
EVERYWHERE

ACCESS EVERY  
LOCATION

EDGWARE ROAD 6 MINS  
⤴

MARYLEBONE 10 MINS  
⤴

PADDINGTON 10 MINS  
⤴

BAKER STREET 13 MINS  
⤴

EUSTON 19 MINS  
⤴⊖

KING'S CROSS ST. PANCRAS 19 MINS  
⤴⊖

VICTORIA 21 MINS  
⤴⊖

WATERLOO 25 MINS  
⤴⊖

LIVERPOOL STREET 26 MINS  
⤴⊖

CANARY WHARF 28 MINS  
⊖

HEATHROW AIRPORT 40 MINS  
⤴⊖

\*Journey times are taken from Google Maps and are to stations





REGENT'S PARK

FITZROVIA

THE CITY

CANARY WHARF

LONDON BRIDGE

OXFORD STREET

MARYLEBONE

# MARYLEBONE MANSIONS

MAYFAIR

GREEN PARK

MARBLE ARCH

HYDE PARK

BATTERSEA



# THE AMENITIES

## LIVING IN LUXURY

The development offers the following amenities for residents to utilise: concierge service, residents media & games room and secured underground car parking.









# THE INTERIORS

## THE ART OF LAYERING

Each of these beautiful apartments tells a story. Created by award-winning design studio A-London, every detail has been carefully considered to complement the building's timeless architecture and nurture a haven-like atmosphere. A soft and serene colour palette is punctuated by warm neutrals, brass and tactile natural materials to create luxurious and sophisticated spaces that feel richly layered and incredibly inviting. Discover design that sets the scene for contemporary city living.













# SPECIFICATION

## INTERIOR FINISHES & FEATURES

- Panelled internal doors in Grey Coto Oak veneer
- Brushed satin nickel door ironmongery
- Herringbone hard wood flooring
- Screwless brushed nickel switch plates
- Scene lighting to principle rooms
- Master bedroom with bespoke wardrobe joinery Thermo Oak veneer, glass doors to joinery and integrated lighting
- Guest bedrooms with lacquered wardrobes, incorporating shelving, hanging rails
- Carpet floor finishes to all bedrooms
- Private balconies and terraces to select apartments with millboard decking and painted guard rails
- Ground floor access to street

## BESPOKE KITCHENS

- Handleless Atlanta Terra Oak veneered doors to tall cupboards
- Door panels in Soft Basalt Grey
- Stainless steel Channel handle
- 20mm Misty Carrara Caesarstone worktop
- Breakfast island worktop and front finished with Misty Carrara Caesarstone worktop
- Grey smoked mirror splashback
- Quooker instant boiling and filter water tap
- Integrated feature lighting
- Herringbone hard wood flooring
- Miele or similar integrated appliances to include:
  - Combination oven
  - Combination microwave oven
  - Integrated induction hob with integrated extractor
  - Fridge/freezer
  - Dishwasher
  - Washer/dryer (When not in utility room)
  - Wine cooler to selected apartments

## BATHROOMS & CLOAKROOMS

- Sanitary ware by Duravit and Dornbracht brassware
- Porcelain floor finish
- Mirror above vanity unit with integral lighting and integral shaving point
- Thermostatically controlled under floor heating
- Electronically heated towel rail with thermostatic control
- Walk in shower cubicle and bespoke shower screen where applicable
- Wall hung WC

## MASTER BATHROOM

- Polished marble effect to wall and floor finish
- Sanitary ware by Duravit and Dornbracht brassware
- Walk in shower cubicle with marble effect feature wall and bespoke shower screen
- Free standing bath with lever handle
- Mirrored vanity wall cabinet over Alape vanity unit with integral lighting and integral shaving point
- Wall hung WC
- Thermostatically controlled under floor heating
- Whole house ventilation system
- Electronically heated towel rail with thermostatic control

## HOME AUTOMATION & AUDIO-VISUAL

- Audio/video intercom entry phone system
- BT points to principal living areas and master bedroom
- Broadband connection (purchaser subscription)
- TV points (including SKY+ and SKY HD) to principal living areas
- Communal satellite dish

## MECHANICAL & ENERGY SYSTEMS

- Underfloor heating throughout
- Comfort cooling/heating throughout
- Photovoltaic panels to roof
- Green living roof with Sedum plants

## MEDIA LOUNGE

- Bar and Lounge area
- Full height joinery
- Dark Oak flooring
- Fireplace in full height joinery
- Kitchen
- Toilets

## ELEGANT RECEPTION LOBBY

- Concierge
- Comfortable residents and guest seating area
- Square LED lit coffered ceiling with integral feature lighting leading to a double height ceiling area with chandelier
- Wallpapered finish
- Bio ethanol fireplace with full double height porcelain chimney breast
- Selected artwork
- Backlit wall panels and free standing concierge desk

## LOBBY LIFT

- Two dedicated passenger lifts securely servicing all floors including underground parking and media lounge

## CAR PARKING\*

- Secure underground parking system
- CCTV security system
- Bike storage area

\*There will be a right to park in accordance with the Car Parking Strategy document which is available upon request

## SECURITY

- Concierge
- Banham Security locks or equivalent
- Entry through fob system
- CCTV security system to communal and private areas
- Mains supply smoke detectors and sprinkler system

## PEACE OF MIND

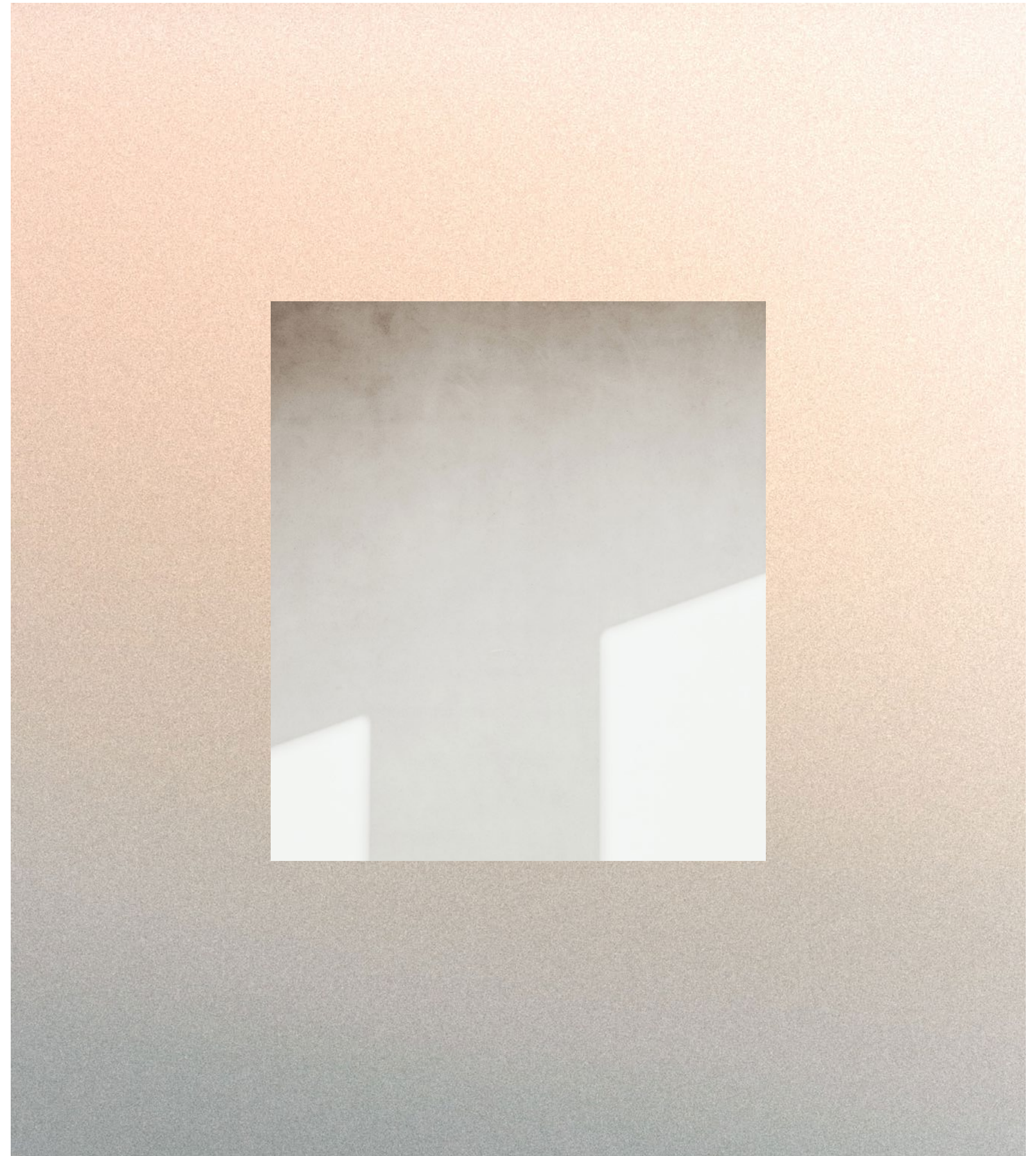
- 990+ year lease
- Building warranty provided by BLP



# THE FLOORPLANS

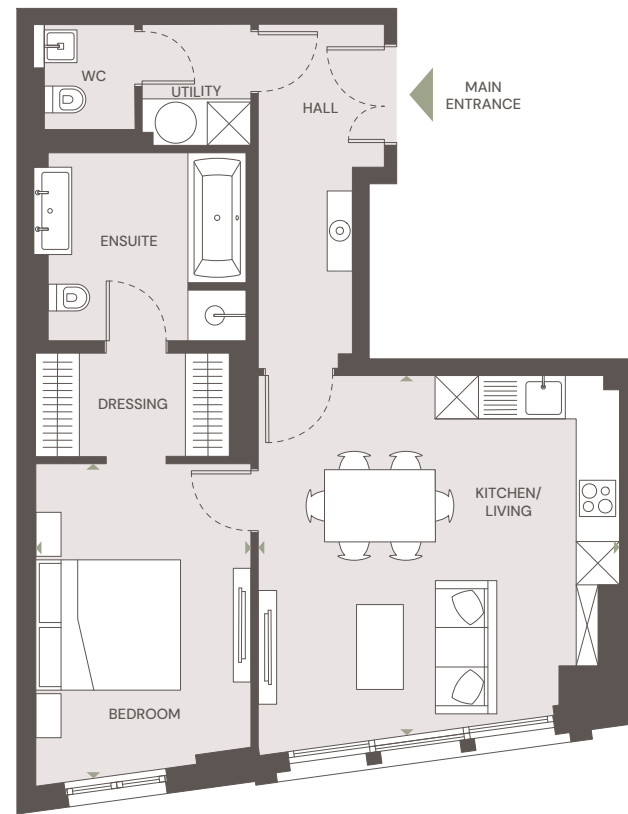
## THE APARTMENTS

Explore the apartments and you'll soon see how the building's thoughtful contemporary design permeates every aspect of its interior. Light, bright and refreshingly spacious, the apartments at Marylebone Mansions each offer flexible space for living and working, getting away from it all and gathering friends together. Expansive, full-height windows bathe the spaces in natural light while offering fantastic views over the neighbourhood's leafy streets and parks. Come and take a closer look.

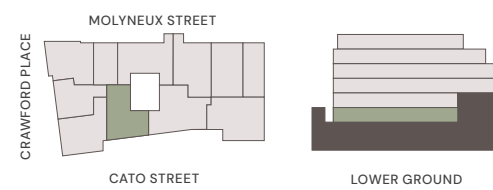


# 1 BEDROOM

APARTMENT 01

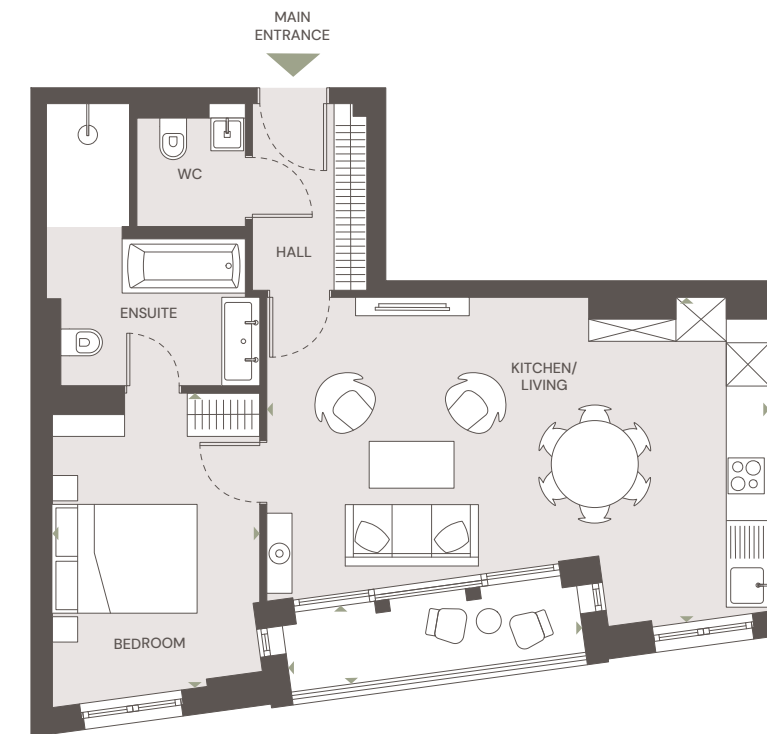


TOTAL AREA	62.96 SQ M	678 SQ FT
Kitchen/Living	5.0m x 5.0m	16'5" x 16'5"
Bedroom	4.4m x 3.0m	14'5" x 9'10"



# 1 BEDROOM

APARTMENT 03



TOTAL AREA	55.86 SQ M	601 SQ FT
Kitchen/Living	6.9m x 4.5m	22'8" x 14'9"
Bedroom	4.1m x 2.9m	13'5" x 9'6"
Terrace	4.1m x 1.1m	13'5" x 3'7"



# 1 BEDROOM DUPLEX

APARTMENT 07



TOTAL AREA	73.91 SQ M	796 SQ FT
Kitchen/Living	6.3m x 4.7m	20'8" x 15'5"
Bedroom 1	4.5m x 3.8m	149" x 12'6"



# 1 BEDROOM DUPLEX

APARTMENT 11

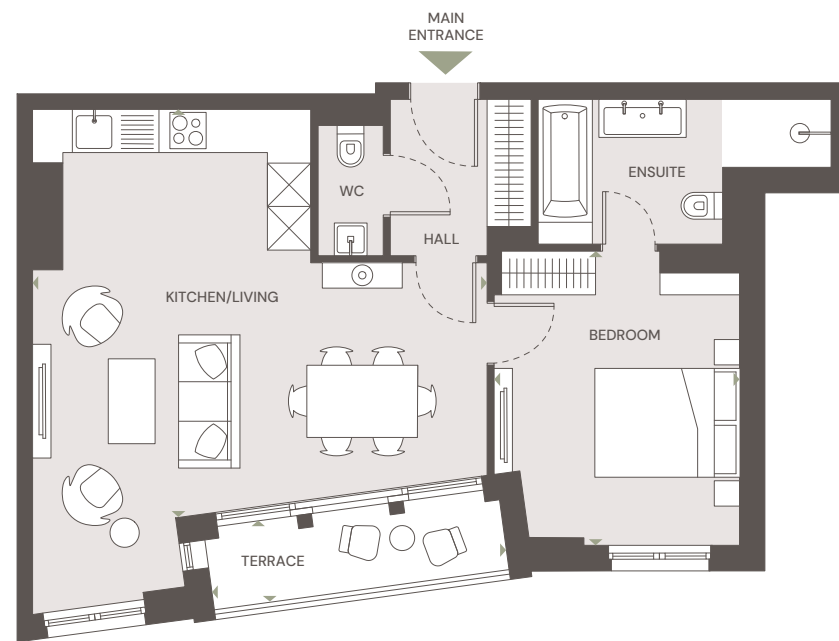


TOTAL AREA	99.81 SQ M	1,074 SQ FT
Kitchen/Living	6.7m x 3.9m	21'12" x 12'10"
Bedroom	5.7m x 3.9m	18'8" x 12'10"



# 1 BEDROOM

APARTMENT 12



TOTAL AREA	58.91 SQ M	634 SQ FT
Kitchen/Living	6.3m x 5.7m	20'8" x 18'8"
Bedroom 1	4.1m x 3.4m	13'5" x 11'2"
Terrace	4.1m x 1.1m	13'5" x 3'7"



# 2 BEDROOM

APARTMENT 02

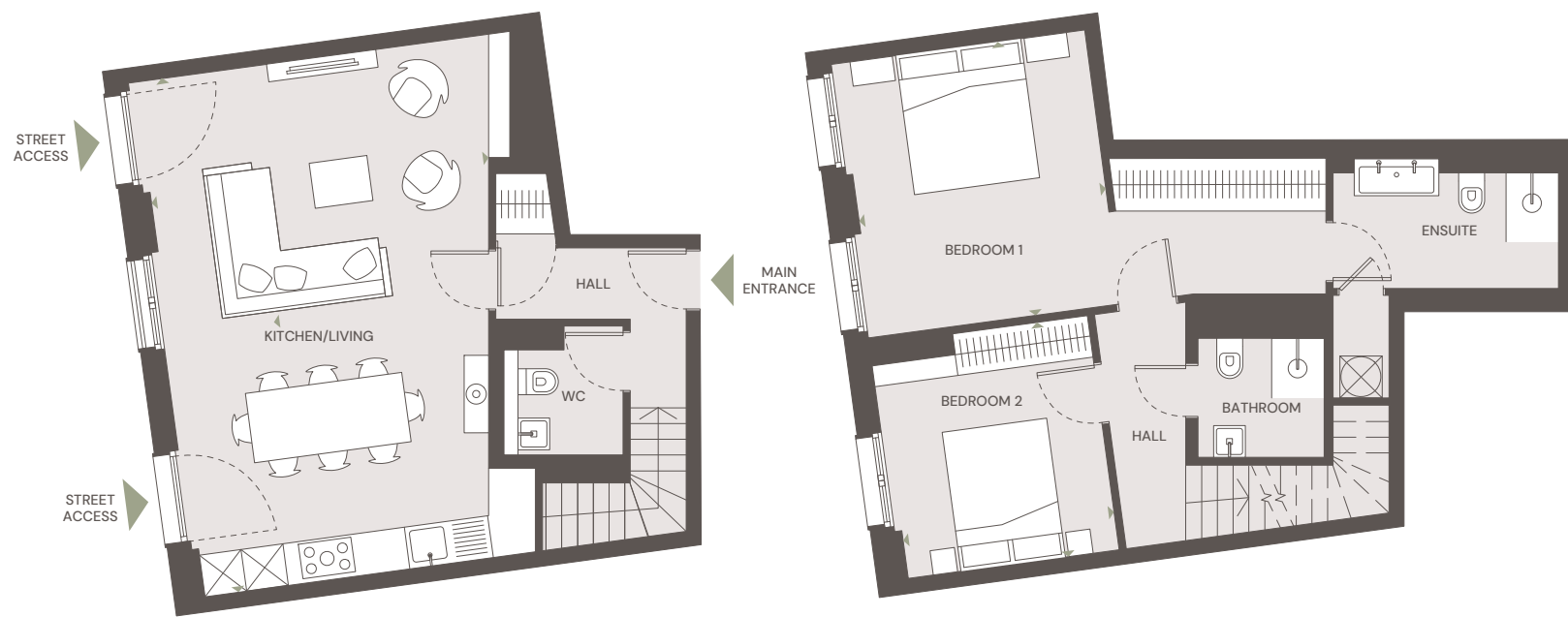


TOTAL AREA	84.25 SQ M	907 SQ FT
Kitchen/Living	8.3m x 4.5m	27'3" x 14'9"
Bedroom 1	4.0m x 3.6m	13'1" x 11'10"
Bedroom 2	4.1m x 2.9m	13'5" x 9'6"



# 2 BEDROOM DUPLEX

APARTMENT 05



TOTAL AREA	99.97 SQ M	1,076 SQ FT
Kitchen/Living	7.4m x 4.9m	24'3" x 16'1"
Bedroom 1	3.9m x 3.7m	12'9" x 12'2"
Bedroom 2	3.4m x 3.0m	11'2" x 9'10"



# 2 BEDROOM DUPLEX

APARTMENT 09

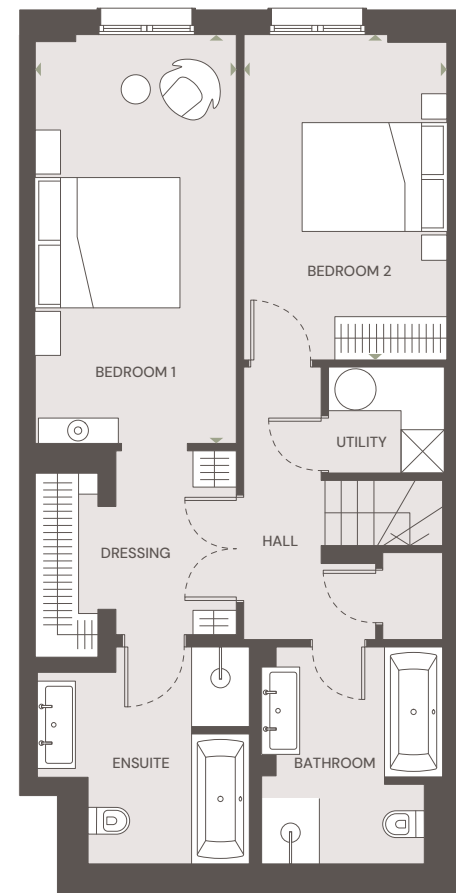
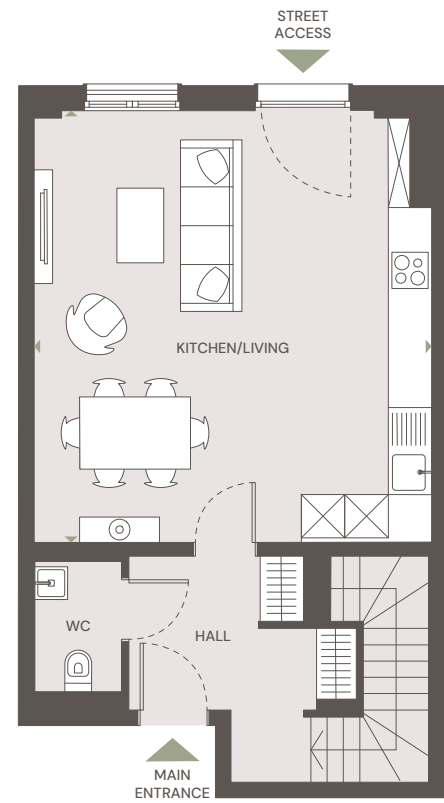


TOTAL AREA	119.38 SQ M	1,285 SQ FT
Kitchen/Living	5.9m x 5.4m	19'2" x 17'9"
Bedroom 1	4.4m x 3.7m	14'5" x 12'2"
Bedroom 2	6.7m x 3.0m	22'0" x 9'10"



# 2 BEDROOM DUPLEX

APARTMENT 10

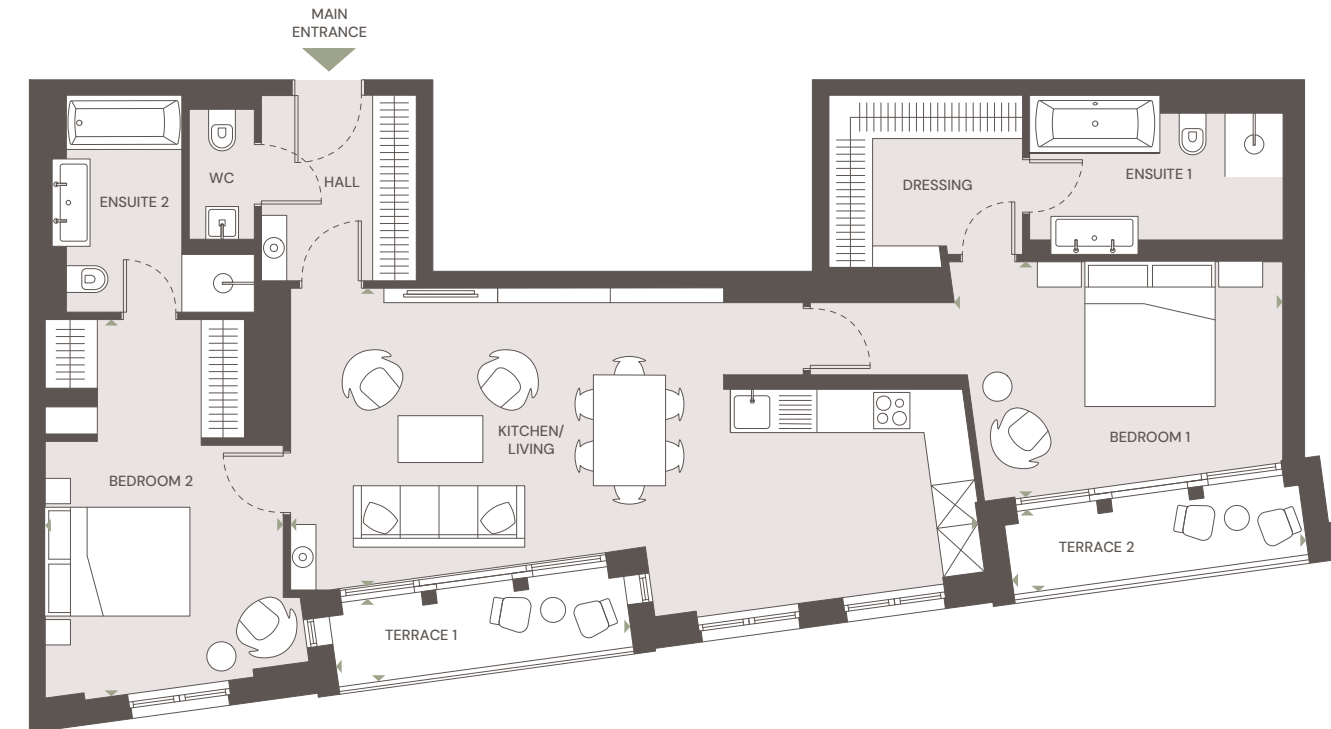


TOTAL AREA	111.64 SQ M	1,202 SQ FT
Kitchen/Living	6.0m x 5.5m	19'8" x 18'1"
Bedroom 1	5.7m x 2.8m	18'4" x 9'2"
Bedroom 2	4.5m x 2.8m	14'9" x 9'2"



# 2 BEDROOM

APARTMENT 13

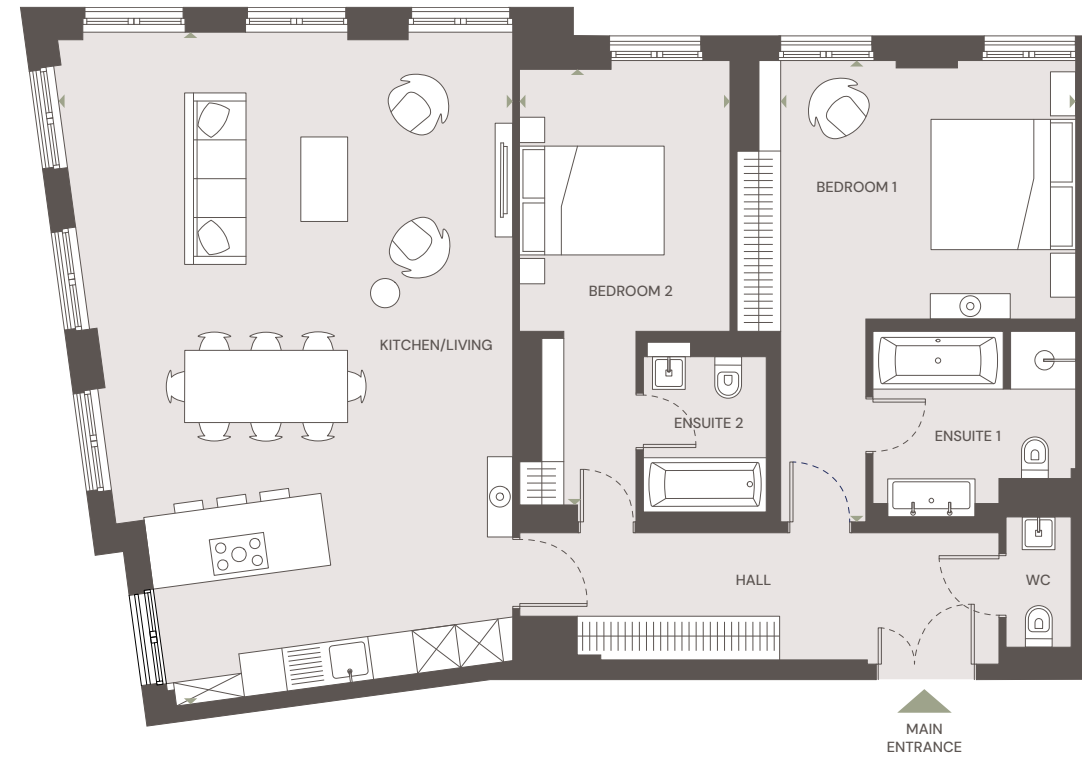


TOTAL AREA	99.18 SQ M	1,068 SQ FT
Kitchen/Living	9.5m x 4.1m	31'2" x 13'5"
Bedroom 1	4.5m x 3.2m	14'9" x 10'6"
Bedroom 2	5.2m x 3.3m	17'1" x 10'10"
Terrace 1	4.1m x 1.2m	13'5" x 3'11"
Terrace 2	4.1m x 1.2m	13'5" x 3'11"



# 2 BEDROOM

APARTMENT 15



TOTAL AREA	115.17 SQ M	1,240 SQ FT
Kitchen/Living	9.3m x 6.3m	30'6" x 20'8"
Bedroom 1	6.4m x 4.1m	21'0" x 13'5"
Bedroom 2	6.0m x 2.9m	19'8" x 9'6"

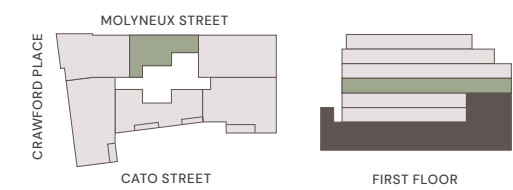


# 2 BEDROOM

APARTMENT 16

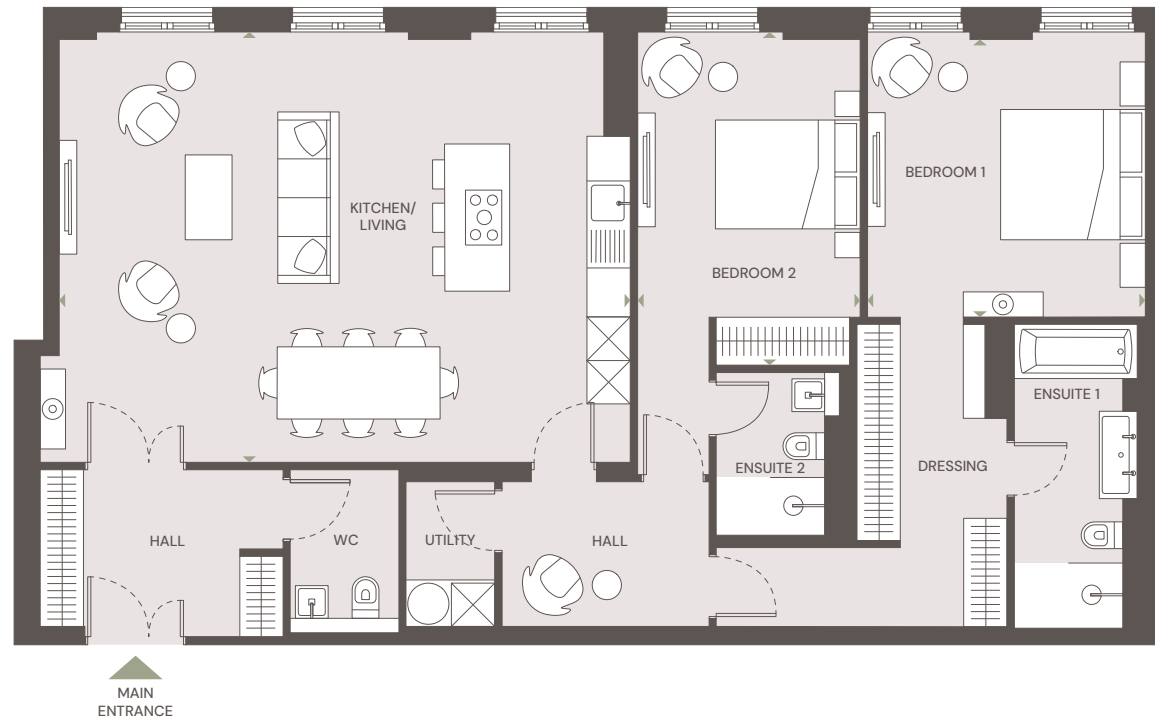


TOTAL AREA	74.03 SQ M	797 SQ FT
Kitchen/Living	6.2m x 4.1m	20'4" x 13'5"
Bedroom 1	4.4m x 2.7m	14'5" x 8'10"
Bedroom 2	3.1m x 2.9m	10'2" x 9'6"



# 2 BEDROOM

APARTMENT 17



TOTAL AREA	123.31 SQ M	1,327 SQ FT
Kitchen/Living	7.9m x 6.0m	25'11" x 19'8"
Bedroom 1	3.8m x 3.8m	12'6" x 12'6"
Bedroom 2	4.6m x 3.1m	15'1" x 10'2"



# 2 BEDROOM

APARTMENT 18



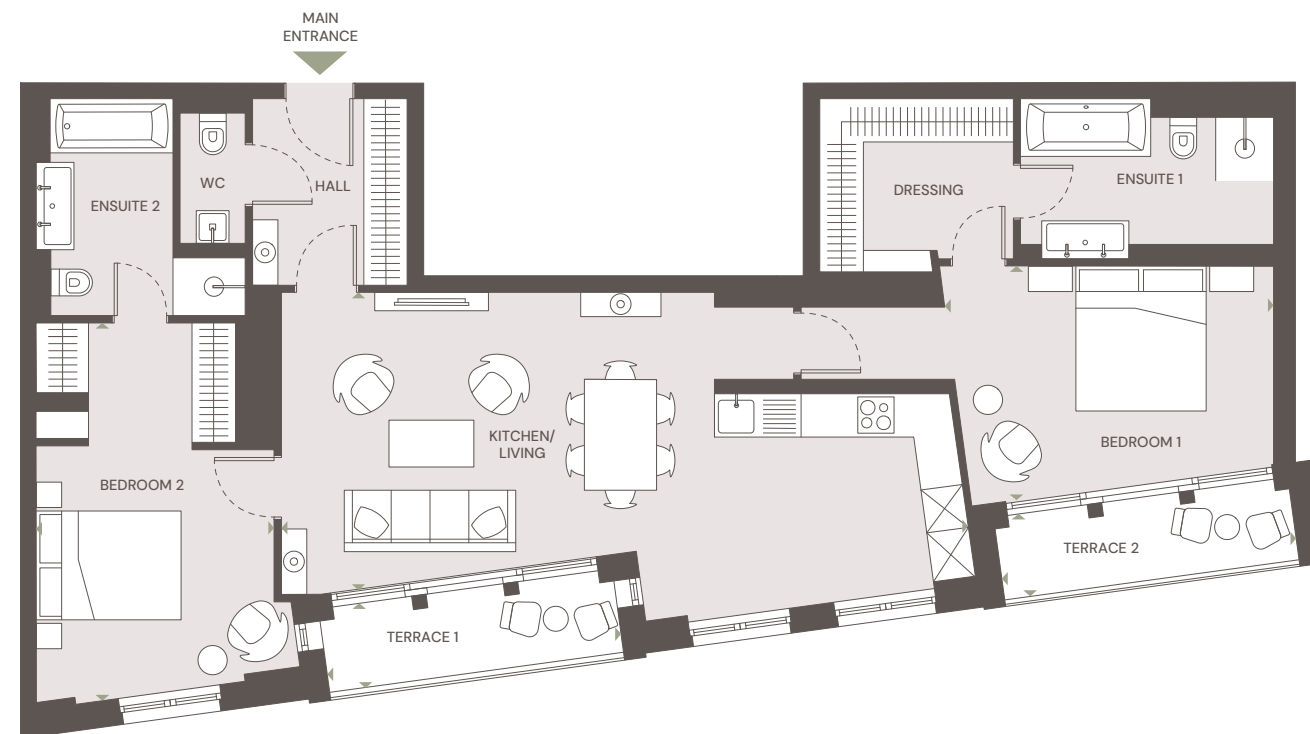
TOTAL AREA	121.38 SQ M	1,307 SQ FT
Kitchen/Living	8.7m x 5.3m	28'7" x 17'5"
Bedroom 1	4.3m x 3.9m	14'1" x 12'9"
Bedroom 2	4.4m x 3.7m	14'5" x 12'2"
Terrace	5.4m x 1.3m	17'9" x 4'3"





# 2 BEDROOM

APARTMENT 19

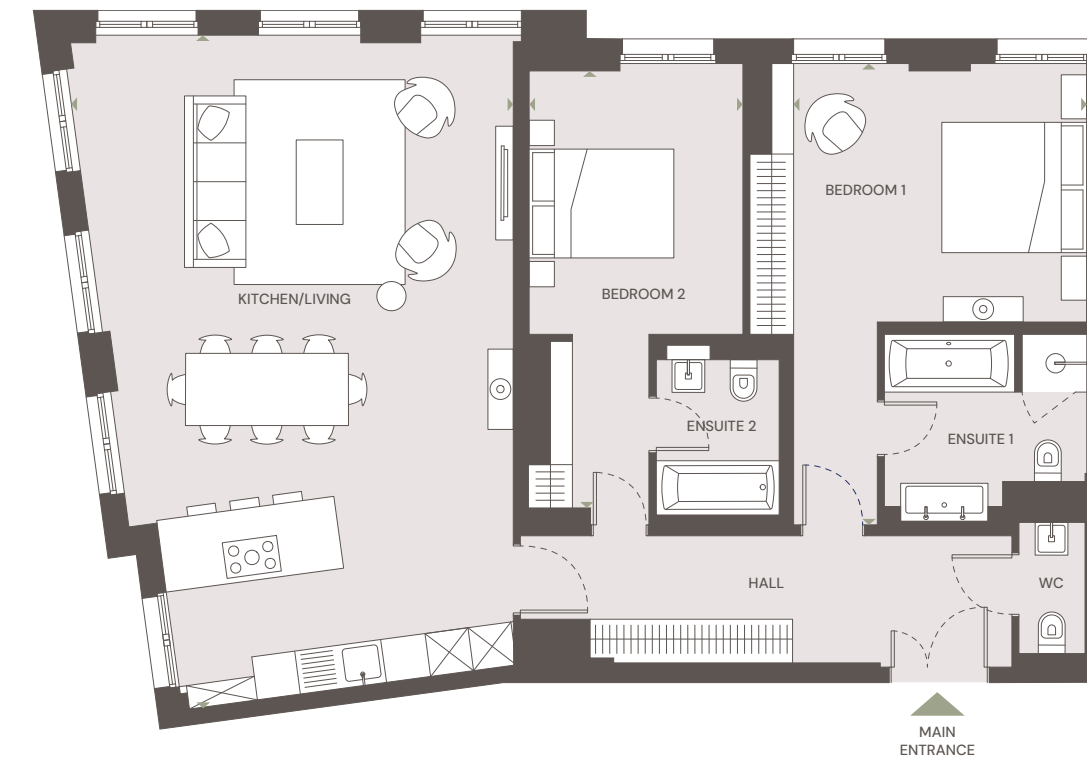


TOTAL AREA	99.42 SQ M	1,070 SQ FT
Kitchen/Living	9.5m x 4.1m	31'2" x 13'5"
Bedroom 1	4.5m x 3.2m	14'9" x 10'6"
Bedroom 2	5.2m x 3.3m	17'1" x 10'10"
Terrace 1	4.1m x 1.2m	13'5" x 3'11"
Terrace 2	4.1m x 1.2m	13'5" x 3'11"

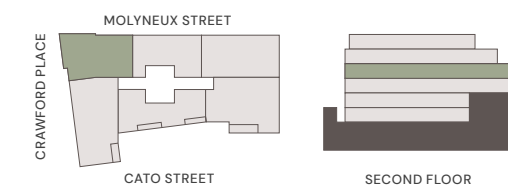


# 2 BEDROOM

APARTMENT 21



TOTAL AREA	115.20 SQ M	1,240 SQ FT
Kitchen/Living	9.3m x 6.1m	30'6" x 20'0"
Bedroom 1	6.4m x 4.1m	21'0" x 13'5"
Bedroom 2	6.0m x 3.0m	19'8" x 9'10"



# 2 BEDROOM

APARTMENT 22

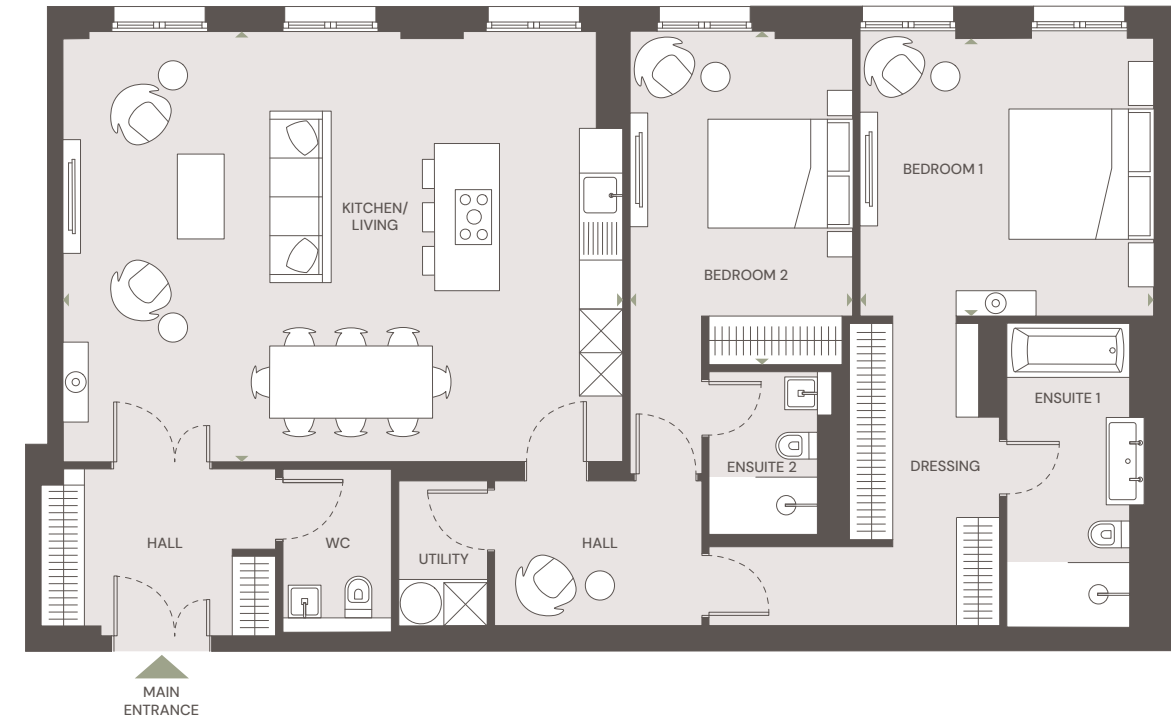


TOTAL AREA	95.74 SQ M	1,031 SQ FT
Kitchen/Living	6.2m x 5.8m	20'4" x 19'0"
Bedroom 1	4.0m x 2.8m	13'2" x 8'10"
Bedroom 2	4.5m x 2.8m	14'9" x 9'2"



# 2 BEDROOM

APARTMENT 23



TOTAL AREA	124.61 SQ M	1,341 SQ FT
Kitchen/Living	7.7m x 6.0m	25'3" x 19'8"
Bedroom 1	4.1m x 3.8m	13'5" x 12'6"
Bedroom 2	4.6m x 3.1m	15'1" x 10'2"



# 2 BEDROOM

APARTMENT 24

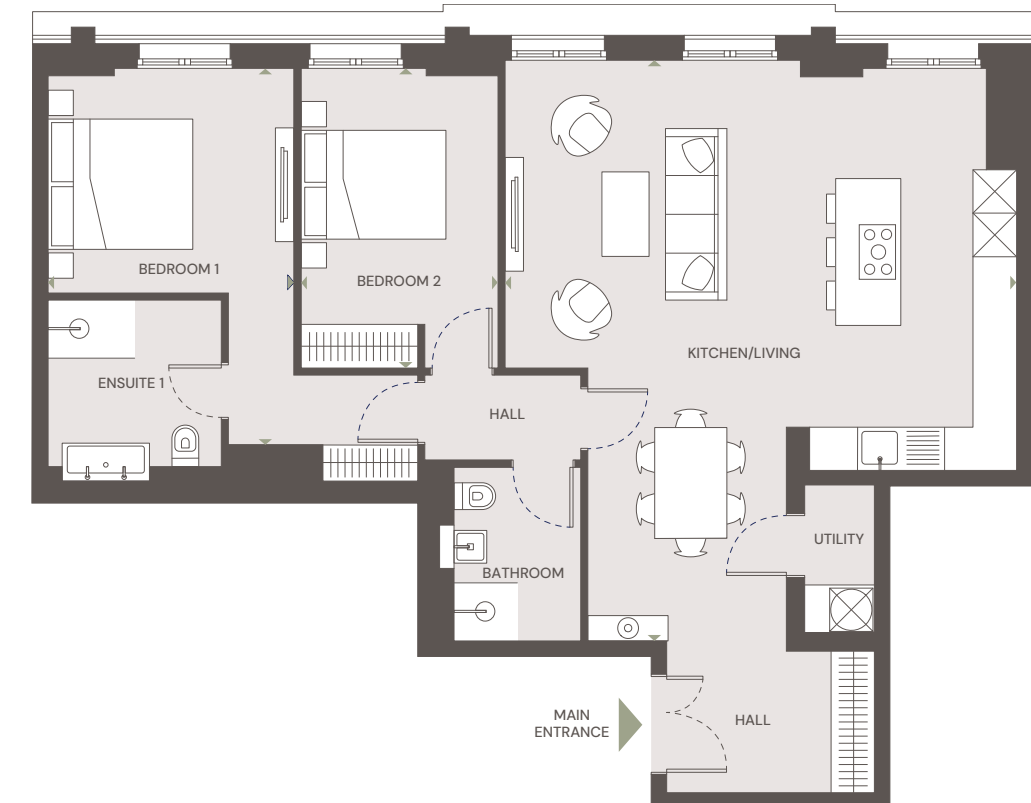


TOTAL AREA	121.98 SQ M	1,313 SQ FT
Kitchen/Living	8.7m x 5.4m	28'7" x 17'9"
Bedroom 1	4.3m x 4.0m	14'1" x 13'1"
Bedroom 2	4.4m x 3.7m	14'5" x 12'2"
Terrace	5.4m x 1.3m	17'9" x 4'3"



# 2 BEDROOM

APARTMENT 31



TOTAL AREA	95.53 SQ M	1,028 SQ FT
Kitchen/Living	8.0m x 7.1m	26'3" x 23'4"
Bedroom 1	5.2m x 3.4m	17'1" x 11'2"
Bedroom 2	4.1m x 2.7m	13'5" x 8'10"



# 3 BEDROOM DUPLEX

APARTMENT 04

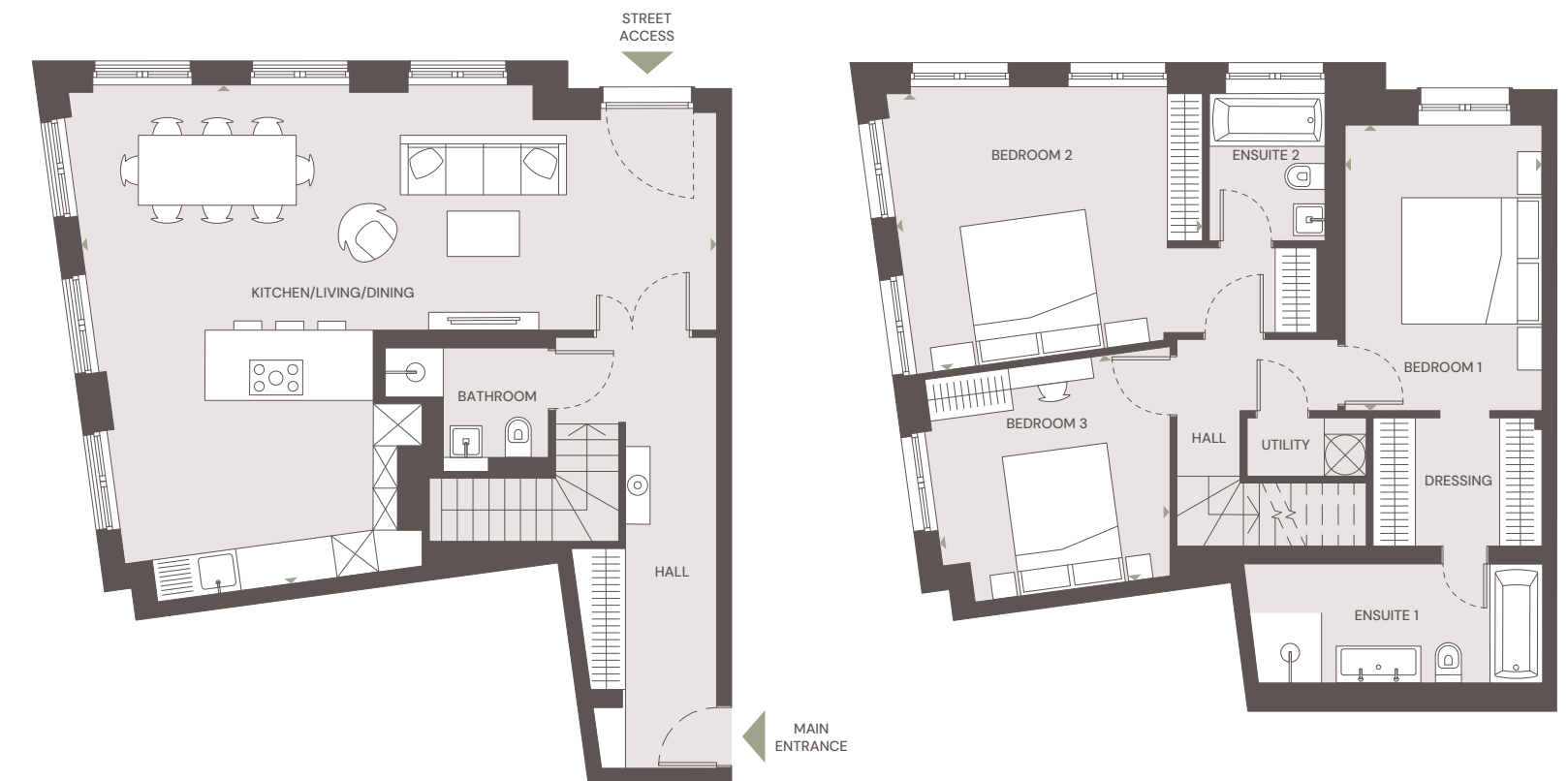


TOTAL AREA	135.42 SQ M	1,458 SQ FT
Kitchen/Living	7.2m x 7.1m	23'7" x 23'4"
Bedroom 1	4.3m x 3.8m	14'1" x 12'6"
Bedroom 2	4.5m x 2.6m	14'9" x 8'6"
Bedroom 3	4.1m x 3.1m	13'5" x 10'2"



# 3 BEDROOM DUPLEX

APARTMENT 06

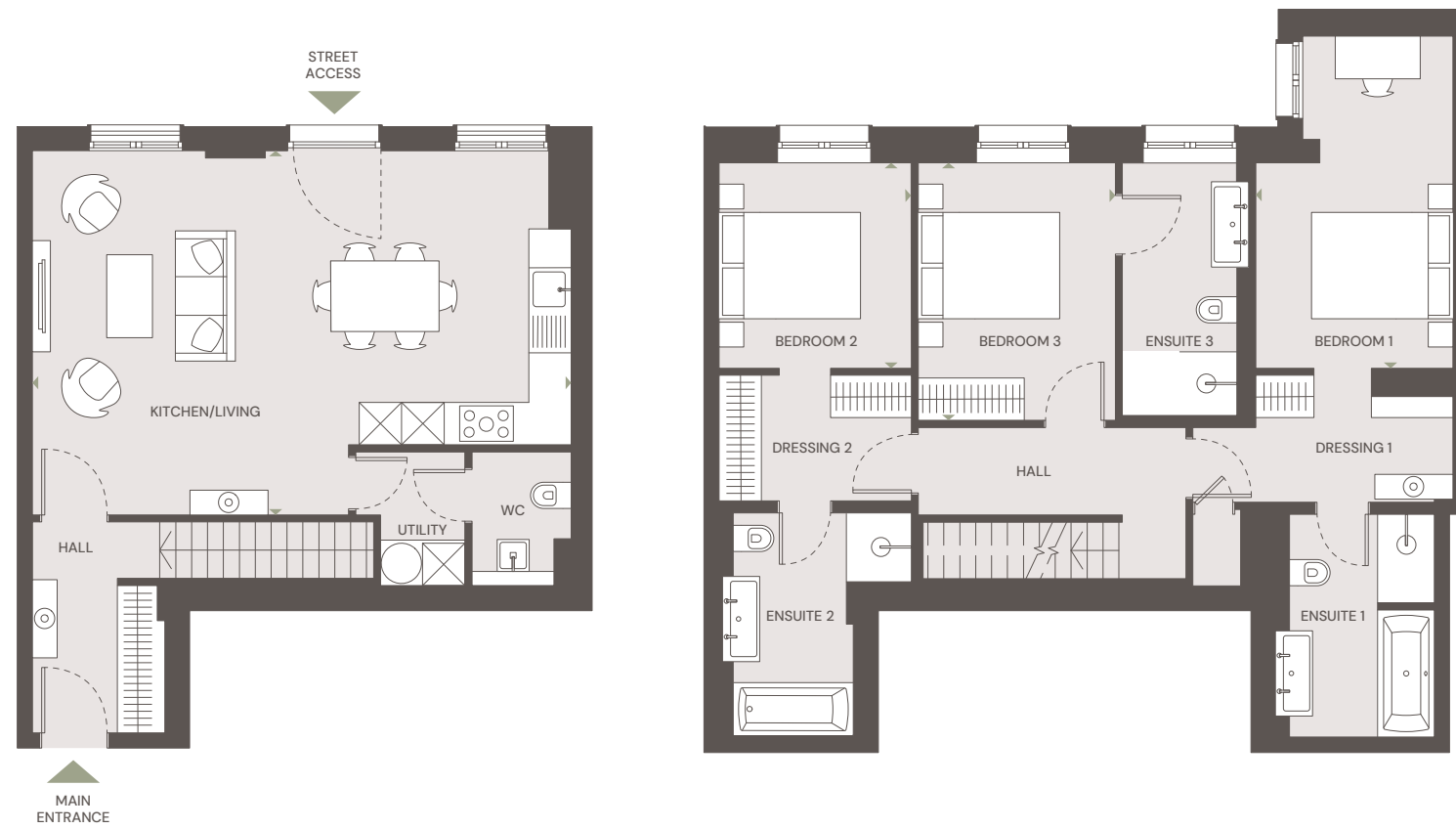


TOTAL AREA	132.43 SQ M	1,425 SQ FT
Kitchen/Living	9.1m x 7.2m	29'10" x 23'7"
Bedroom 1	4.4m x 4.0m	14'5" x 13'1"
Bedroom 2	4.1m x 2.8m	13'5" x 9'2"
Bedroom 3	3.3m x 3.2m	11'0" x 10'6"



# 3 BEDROOM DUPLEX

APARTMENT 08



TOTAL AREA	124.08 SQ M	1,336 SQ FT
Kitchen/Living	7.6m x 5.2m	24'11" x 17'1"
Bedroom 1	4.7m x 2.8m	15'5" x 9'2"
Bedroom 2	2.9m x 2.7m	9'6" x 8'10"
Bedroom 3	3.7m x 2.8m	12'2" x 9'2"



# 3 BEDROOM

APARTMENT 14



TOTAL AREA	135.21 SQ M	1,455 SQ FT
Kitchen/Living	9.0m x 7.0m	29'6" x 22'11"
Bedroom 1	4.0m x 3.8m	13'1" x 12'6"
Bedroom 2	2.8m x 2.7m	9'2" x 8'10"
Bedroom 3	3.6m x 2.7m	11'10" x 8'10"

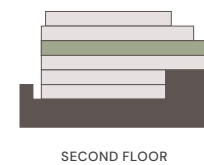
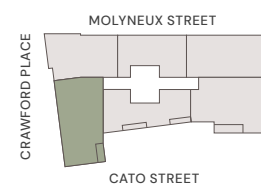


# 3 BEDROOM

## APARTMENT 20



TOTAL AREA	134.10 SQ M	1,443 SQ FT
Kitchen/Living	9.0m x 7.0m	29'6" x 22'11"
Bedroom 1	4.0m x 3.8m	13'1" x 12'6"
Bedroom 2	2.7m x 2.7m	8'10" x 8'10"
Bedroom 3	3.6m x 2.7m	11'10" x 8'10"

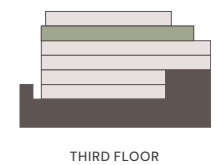
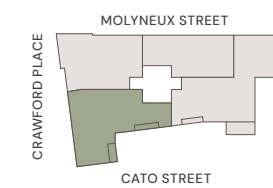


# 3 BEDROOM

## APARTMENT 25

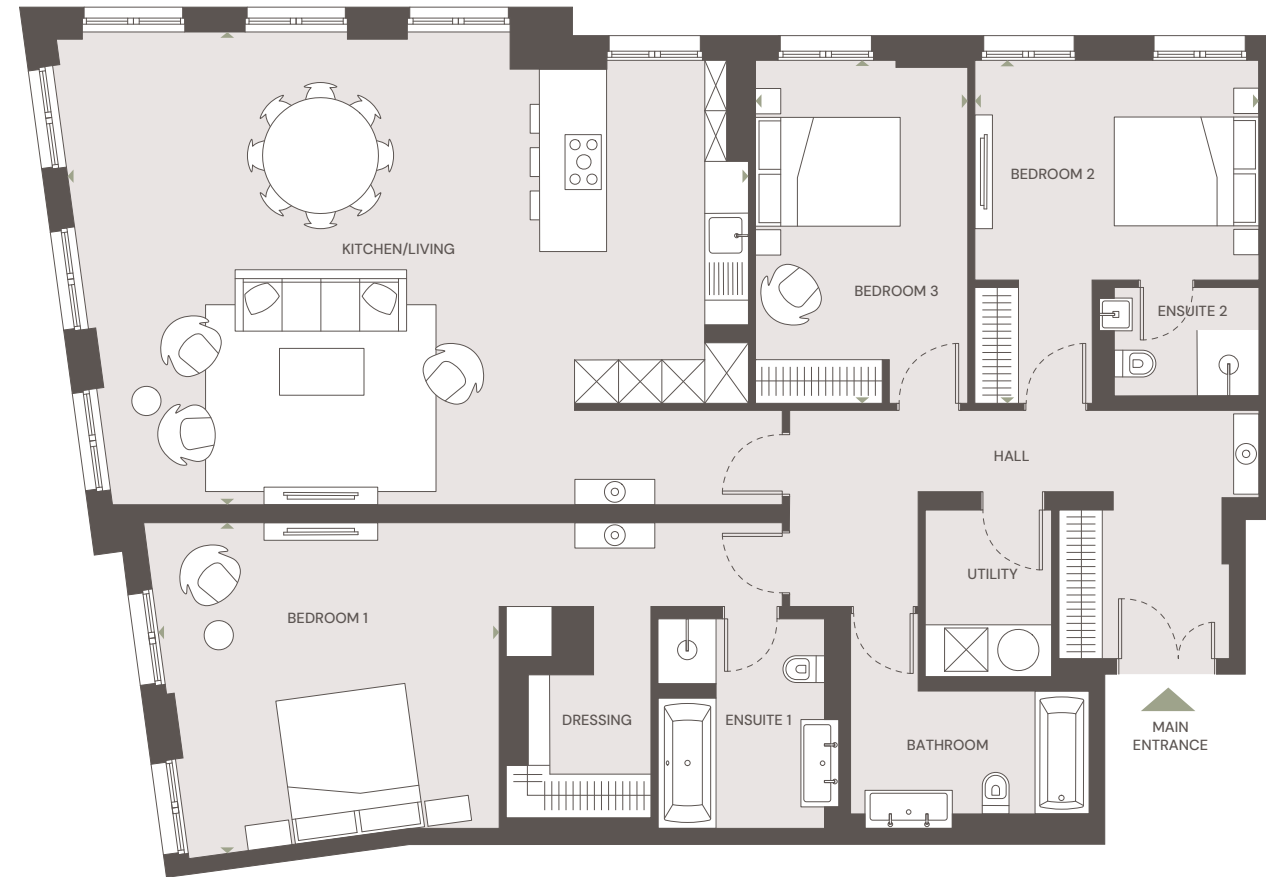


TOTAL AREA	172.59 SQ M	1,858 SQ FT
Kitchen/Living	12.6m x 7.6m	41'4" x 24'11"
Bedroom 1	4.1m x 3.8m	13'5" x 12'6"
Bedroom 2	4.9m x 2.9m	16'1" x 9'6"
Bedroom 3	5.0m x 3.0m	16'5" x 9'10"
Terrace	4.1m x 1.0m	13'5" x 3'3"



# 3 BEDROOM

APARTMENT 26

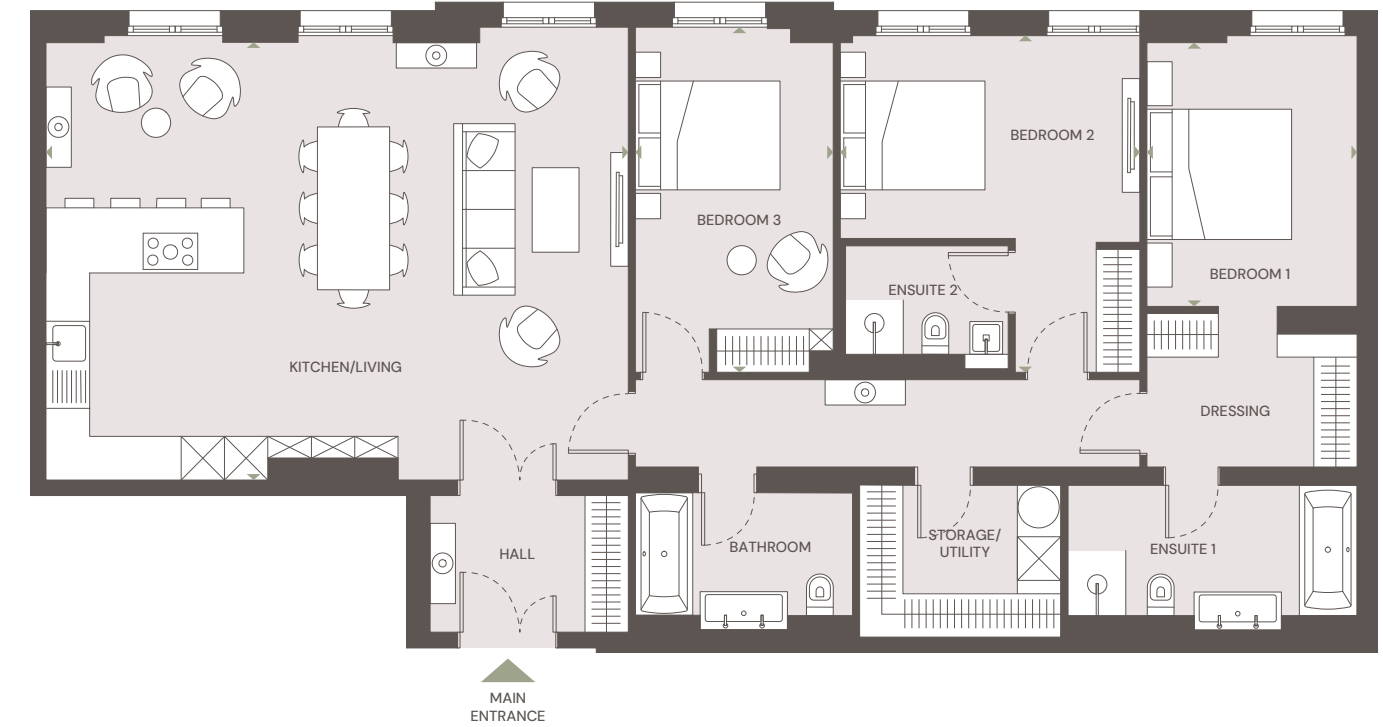


TOTAL AREA	163.41 SQ M	1,759 SQ FT
Kitchen/Living	9.4m x 6.5m	30'10" x 21'4"
Bedroom 1	4.7m x 4.6m	15'5" x 15'1"
Bedroom 2	4.7m x 3.9m	15'5" x 12'10"
Bedroom 3	4.7m x 2.9m	15'5" x 9'6"



# 3 BEDROOM

APARTMENT 27



TOTAL AREA	138.41 SQ M	1,490 SQ FT
Kitchen/Living	8.1m x 6.1m	26'7" x 20'0"
Bedroom 1	3.7m x 2.9m	12'2" x 9'6"
Bedroom 2	4.7m x 4.1m	15'5" x 13'5"
Bedroom 3	4.8m x 2.7m	15'9" x 8'10"



# 3 BEDROOM

APARTMENT 28

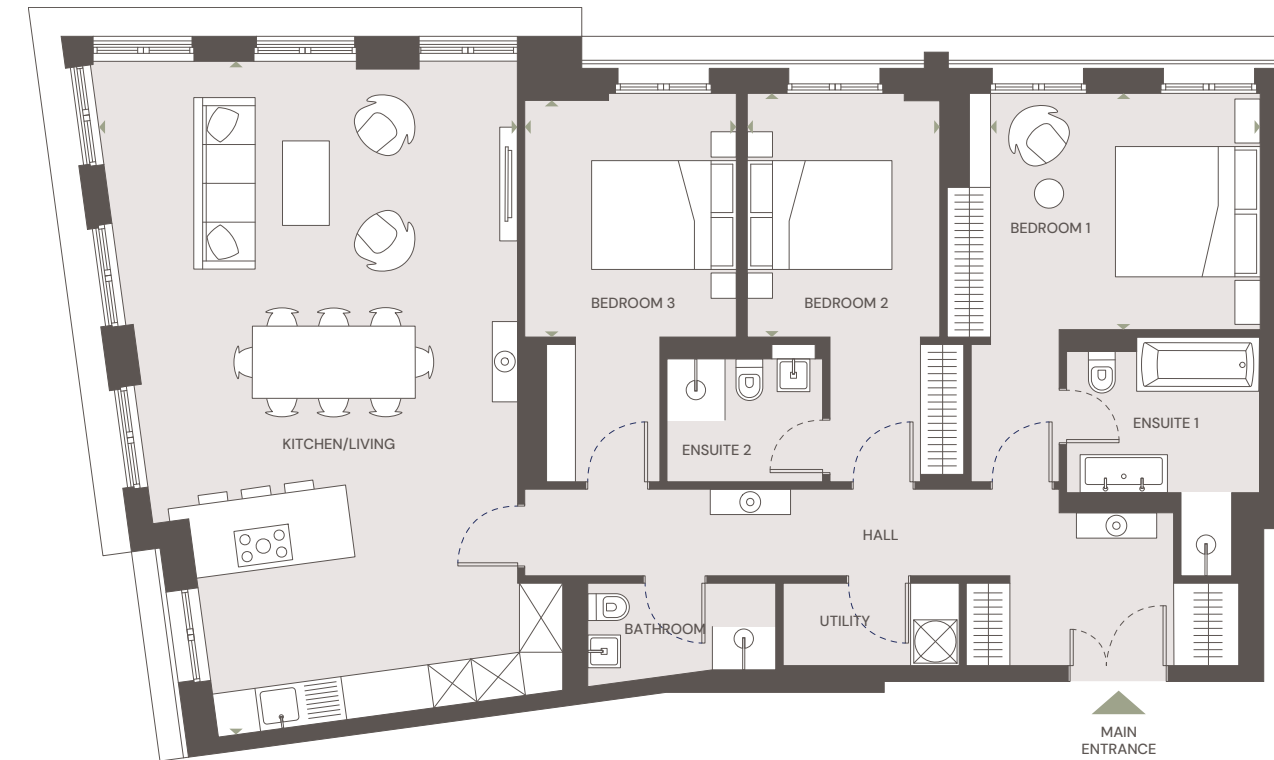


TOTAL AREA	183.80 SQ M	1,978 SQ FT
Kitchen/Living	9.7m x 8.1m	31'10" x 26'7"
Bedroom 1	4.2m x 3.5m	13'9" x 11'6"
Bedroom 2	4.1m x 3.9m	13'5" x 12'10"
Bedroom 3	3.3m x 3.1m	10'10" x 10'2"
Terrace 1	4.1m x 1.0m	13'5" x 3'3"
Terrace 2	5.3m x 1.8m	17'5" x 5'11"



# 3 BEDROOM

APARTMENT 30



TOTAL AREA	127.41 SQ M	1,371 SQ FT
Kitchen/Living	9.3m x 5.8m	30'6" x 19'0"
Bedroom 1	3.7m x 3.3m	12'2" x 10'10"
Bedroom 2	3.4m x 2.7m	11'2" x 8'10"
Bedroom 3	3.3m x 2.9m	10'10" x 9'6"





# 3 BEDROOM

APARTMENT 29

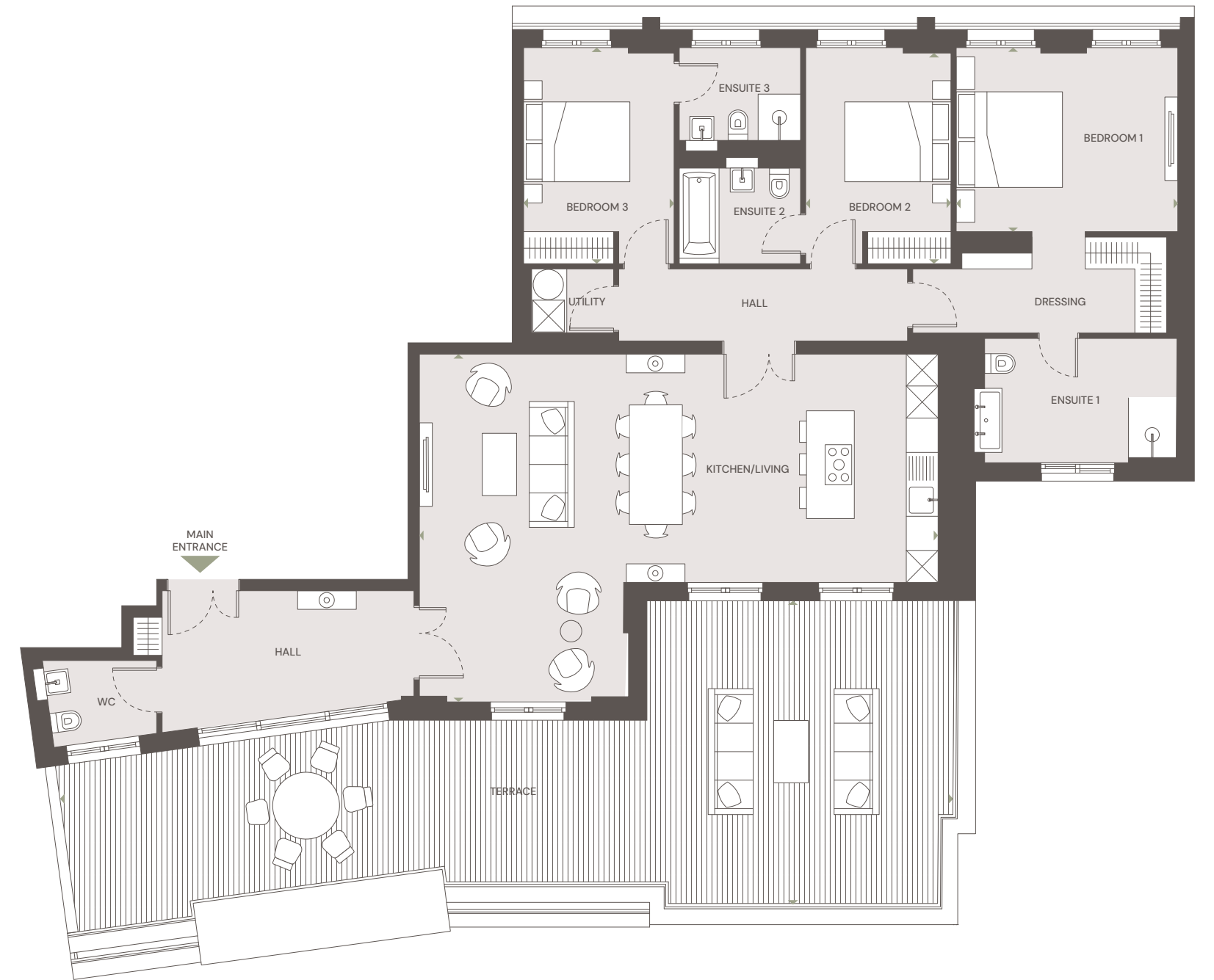


TOTAL AREA	157.38 SQ M	1,694 SQ FT
Kitchen/Living	8.9m x 6.6m	29'2" x 21'8"
Bedroom 1	4.0m x 2.9m	13'2" x 9'6"
Bedroom 2	3.3m x 3.1m	10'10" x 10'2"
Bedroom 3	3.8m x 2.6m	12'6" x 8'6"
Terrace	10.1m x 3.2m	33'2" x 10'2"



# 3 BEDROOM

APARTMENT 32



TOTAL AREA	145.36 SQ M	1,565 SQ FT
Kitchen/Living	9.8m x 6.6m	32'2" x 21'8"
Bedroom 1	4.2m x 3.5m	13'9" x 11'6"
Bedroom 2	4.0m x 2.7m	13'2" x 8'10"
Bedroom 3	4.1m x 2.8m	13'5" x 9'2"
Terrace	16.8m x 5.7m	55'2" x 18'4"





Joint selling agents



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