

FLOOR PLANS

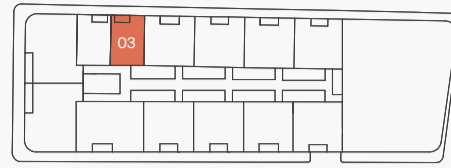
Marylebone Square

LONDON W1

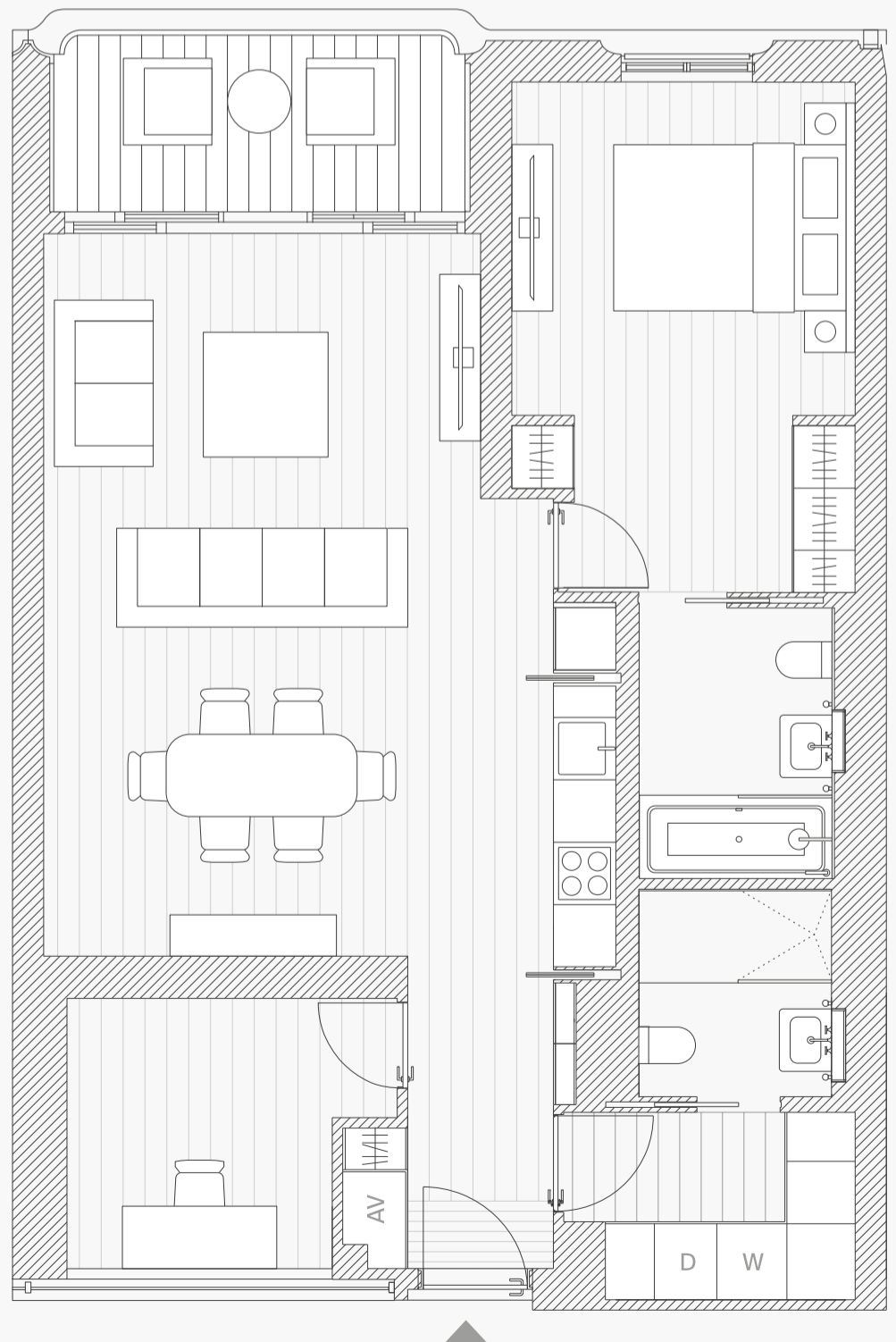
1 Bedroom Apartment & Study



Floors 1, 2 & 3

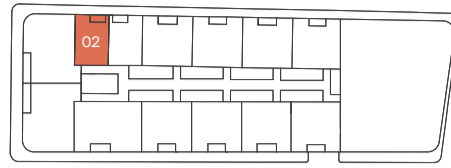


Living/kitchen/dining	4.9m × 6.9m
Master bedroom	3.3m × 3.2m
Master bathroom	1.8m × 2.6m
Study	2.6m × 2.5m
Guest bathroom	1.8m × 2.0m
Total *	83.5m ²
	899sqft
Balcony *	6.0m ²
	60sqft



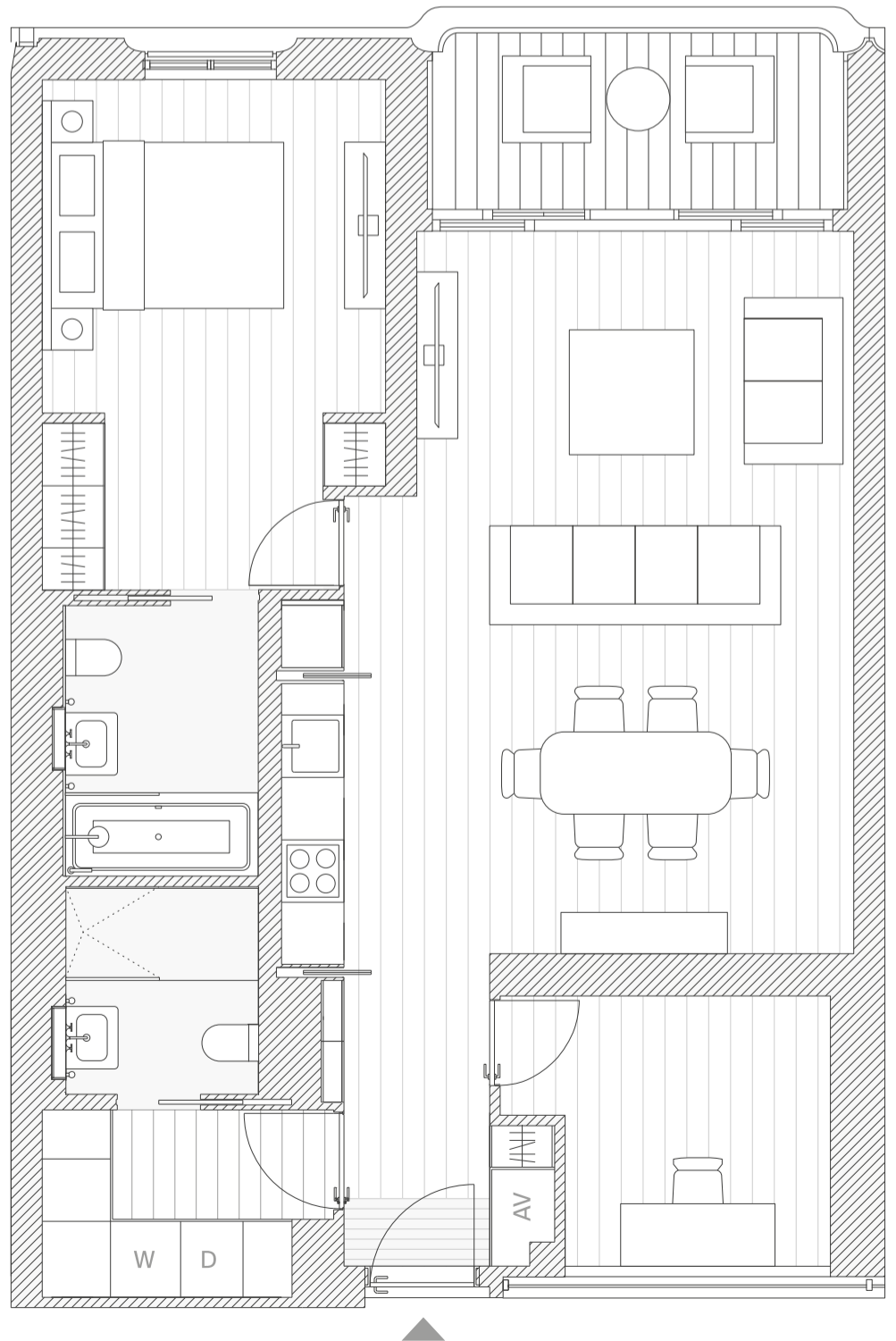


Floors 1, 2 & 3



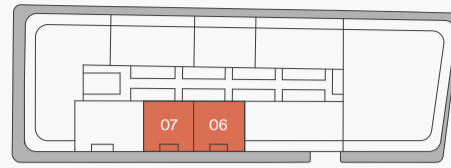
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Master bedroom	3.3m × 2.9m
Master bathroom	1.8m × 2.6m
Study	2.6m × 2.5m
Guest bathroom	1.8m × 2.0m
Total *	83m ²
	893sqft
Balcony *	6.0m ²
	60sqft

1 Bedroom Apartment & Study Mirrored

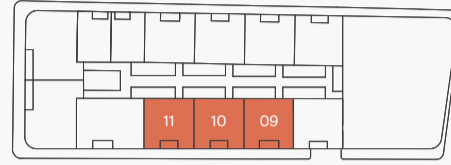




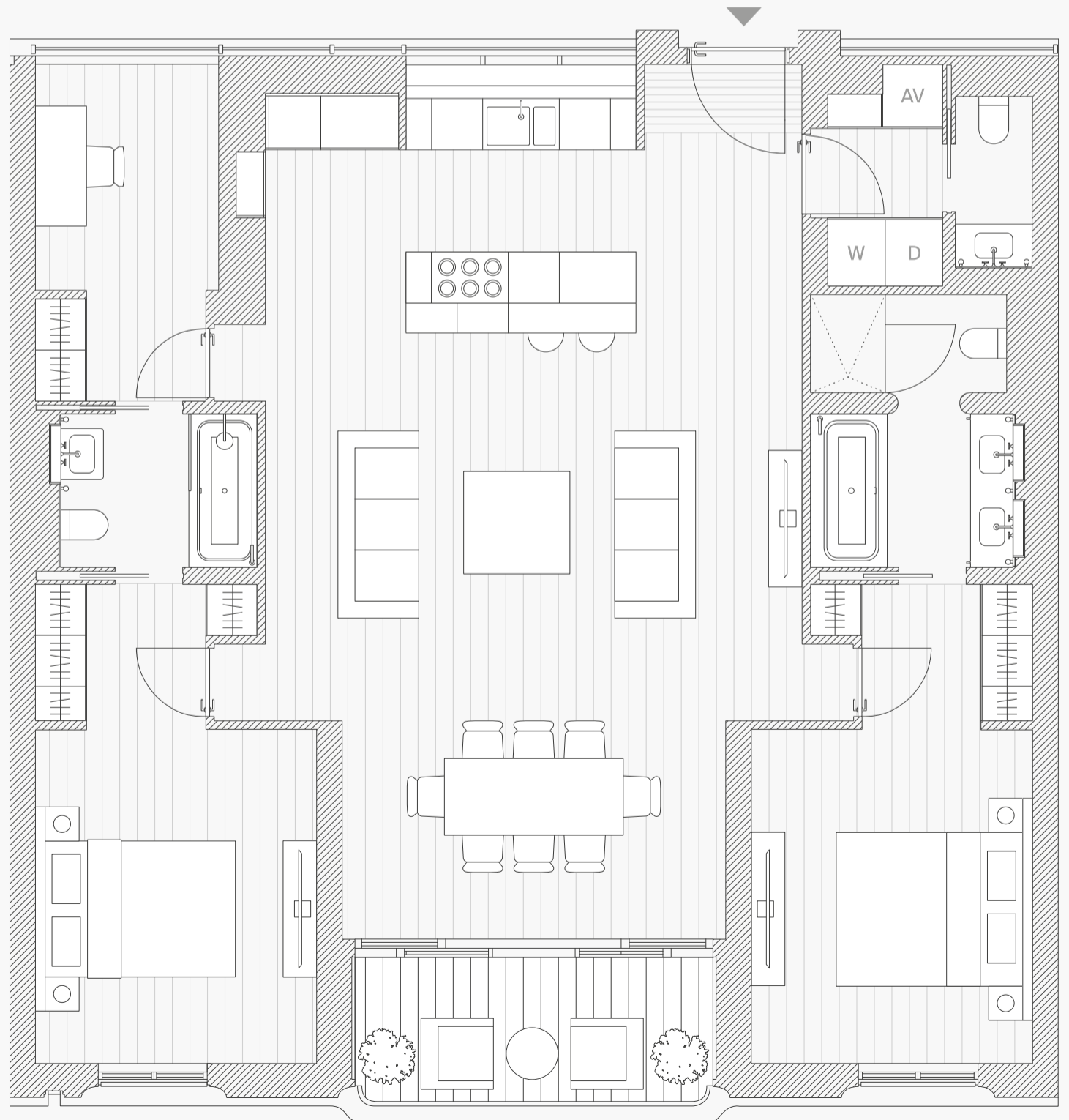
4th Floor



Floors 1, 2 & 3

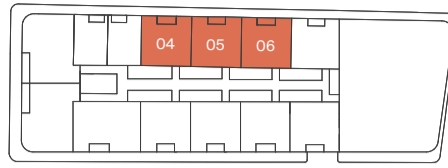


Living/kitchen/dining	6.3m × 10.0m
Master bedroom	3.3m × 3.9m
Master bathroom	2.4m × 3.2m
Bedroom 2	3.3m × 3.9m
Ensuite 2	2.3m × 1.8m
Study	2.1m × 3.9m
Guest bathroom	0.9m × 2.0m
Total *	130m ²
	1,399sqft
Balcony *	7.0m ²
	64sqft

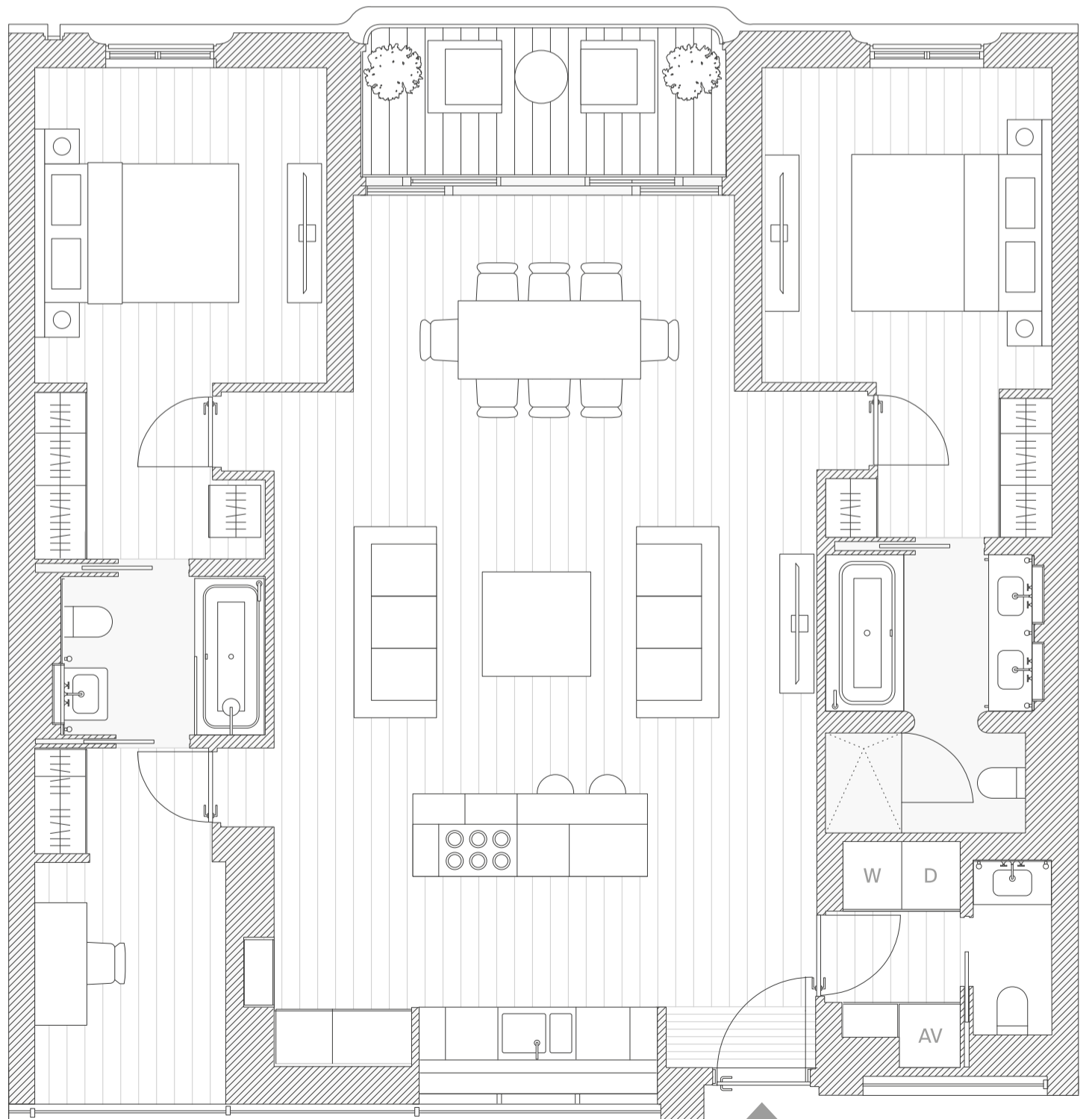




Floors 1, 2 & 3

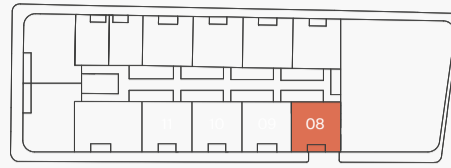


Living/kitchen/dining	6.3m × 10.0m
Master bedroom	3.3m × 3.9m
Master bathroom	2.4m × 3.2m
Bedroom 2	3.3m × 3.9m
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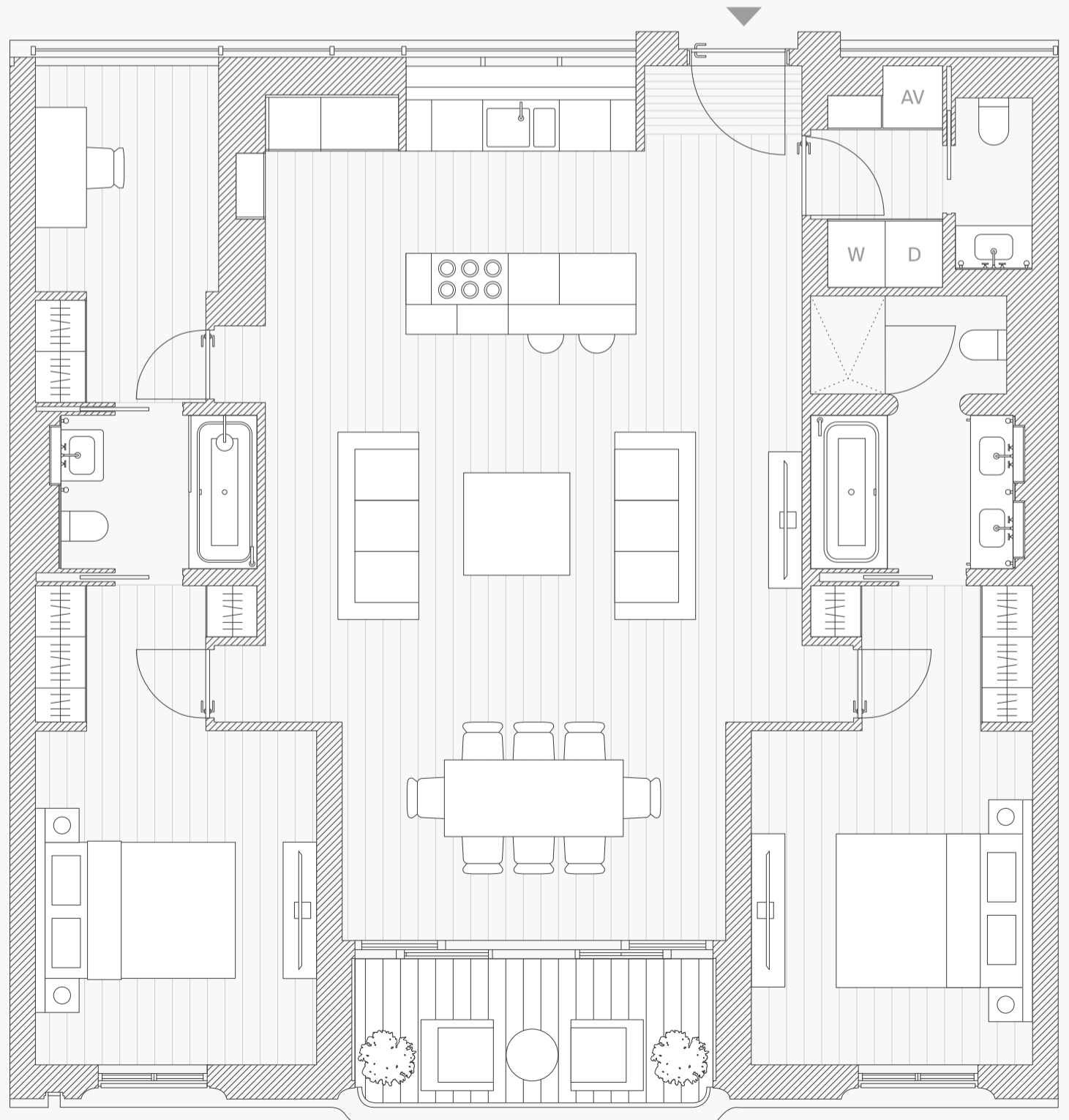




Floors 1, 2 & 3

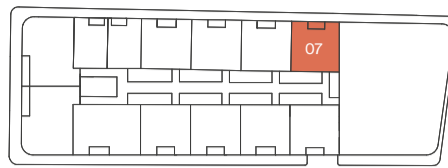


Living/kitchen/dining	6.3m x 10.0m
Master bedroom	3.3m x 3.9m
Master bathroom	2.4m x 3.2m
Bedroom 2	3.3m x 3.9m
Ensuite 2	2.3m x 1.8m
Study	2.1m x 3.9m
Guest bathroom	0.9m x 2.0m
Total *	130m ²
	1,367sqft
Balcony *	7.0m ²
	64sqft

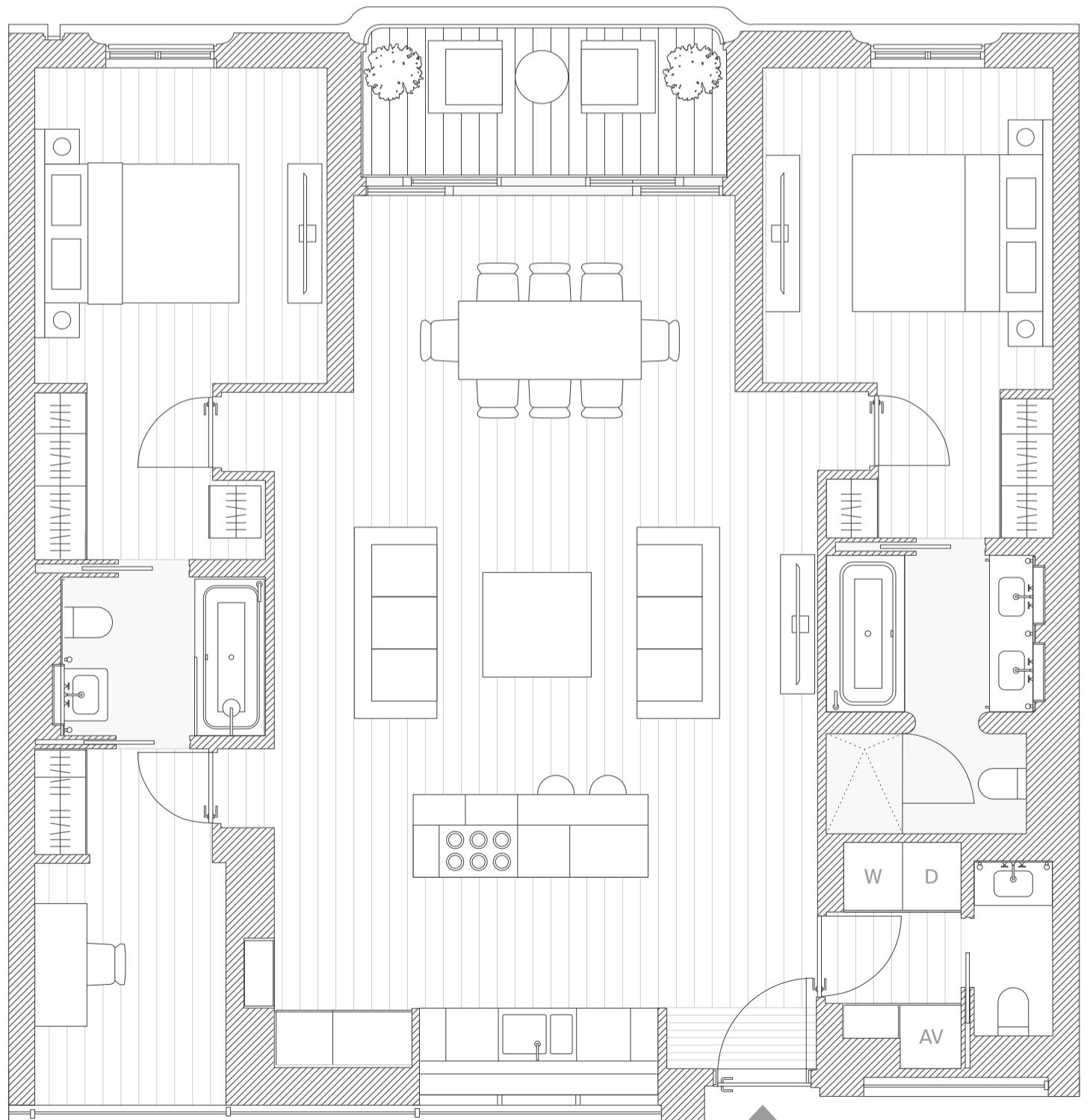




Floors 1, 2 & 3

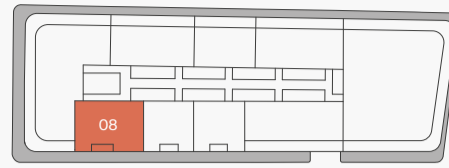


Living/kitchen/dining	6.3m × 10.0m
Master bedroom	3.3m × 3.9m
Master bathroom	2.4m × 3.2m
Bedroom 2	3.3m × 3.9m
Ensuite 2	2.3m × 1.8m
Study	2.1m × 3.9m
Guest bathroom	0.9m × 2.0m
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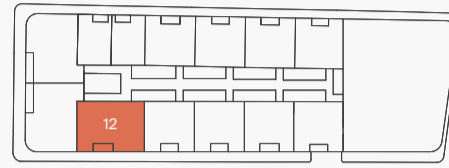




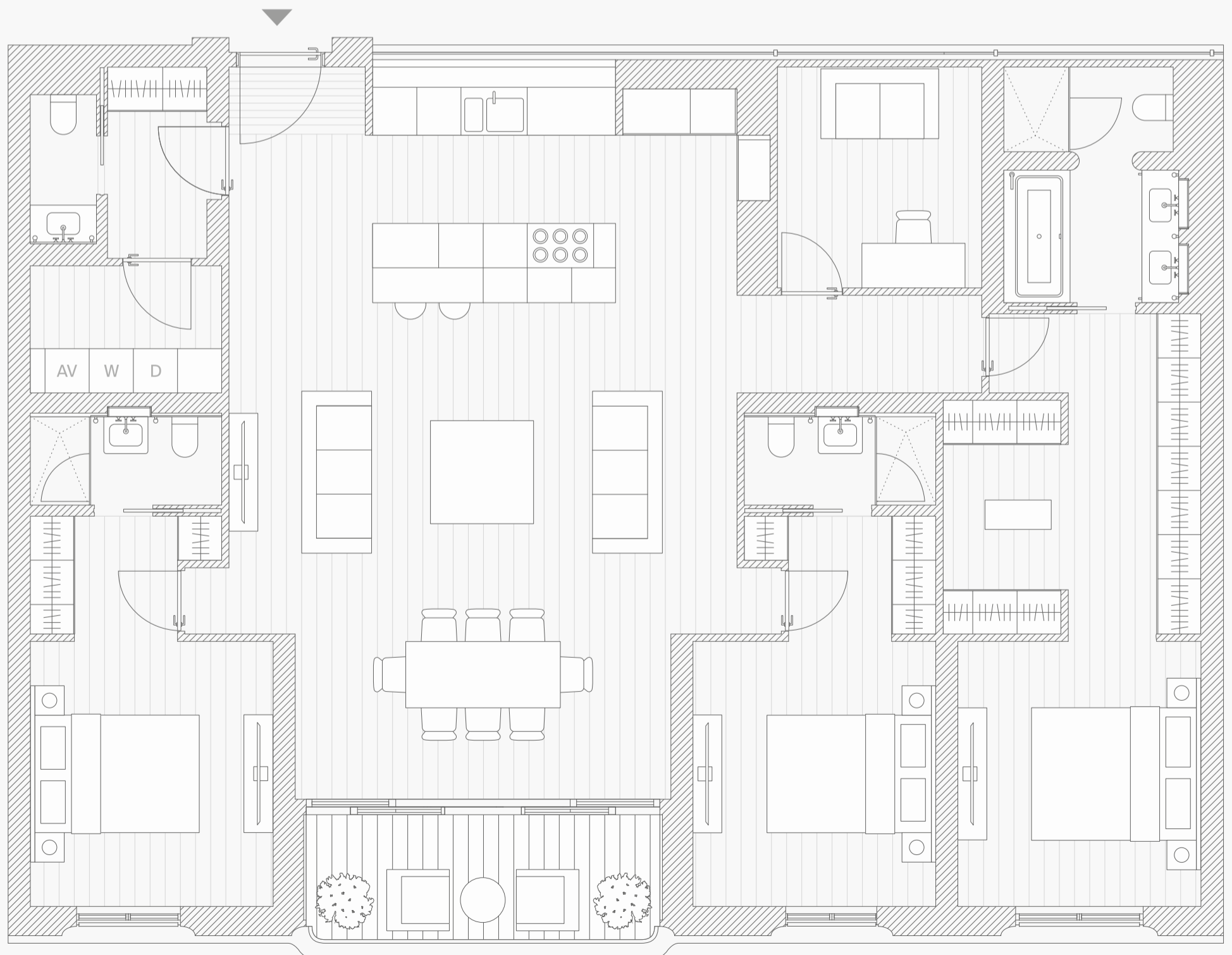
4th Floor



Floors 1, 2 & 3

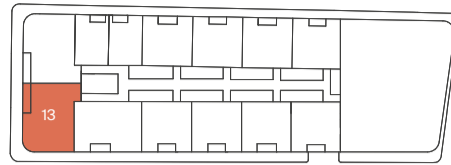


Living/kitchen/dining	6.9m x 10.0m
Master bedroom	3.3m x 8.0m
Master bathroom	2.4m x 3.2m
Bedroom 2	3.3m x 3.6m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.3m x 3.6m
Ensuite 3	1.2m x 2.6m
Study	2.8m x 3.0m
Guest bathroom	0.9m x 2.0m
Total *	174m ²
	1,873sqft
Balcony *	8.0m ²
	73sqft

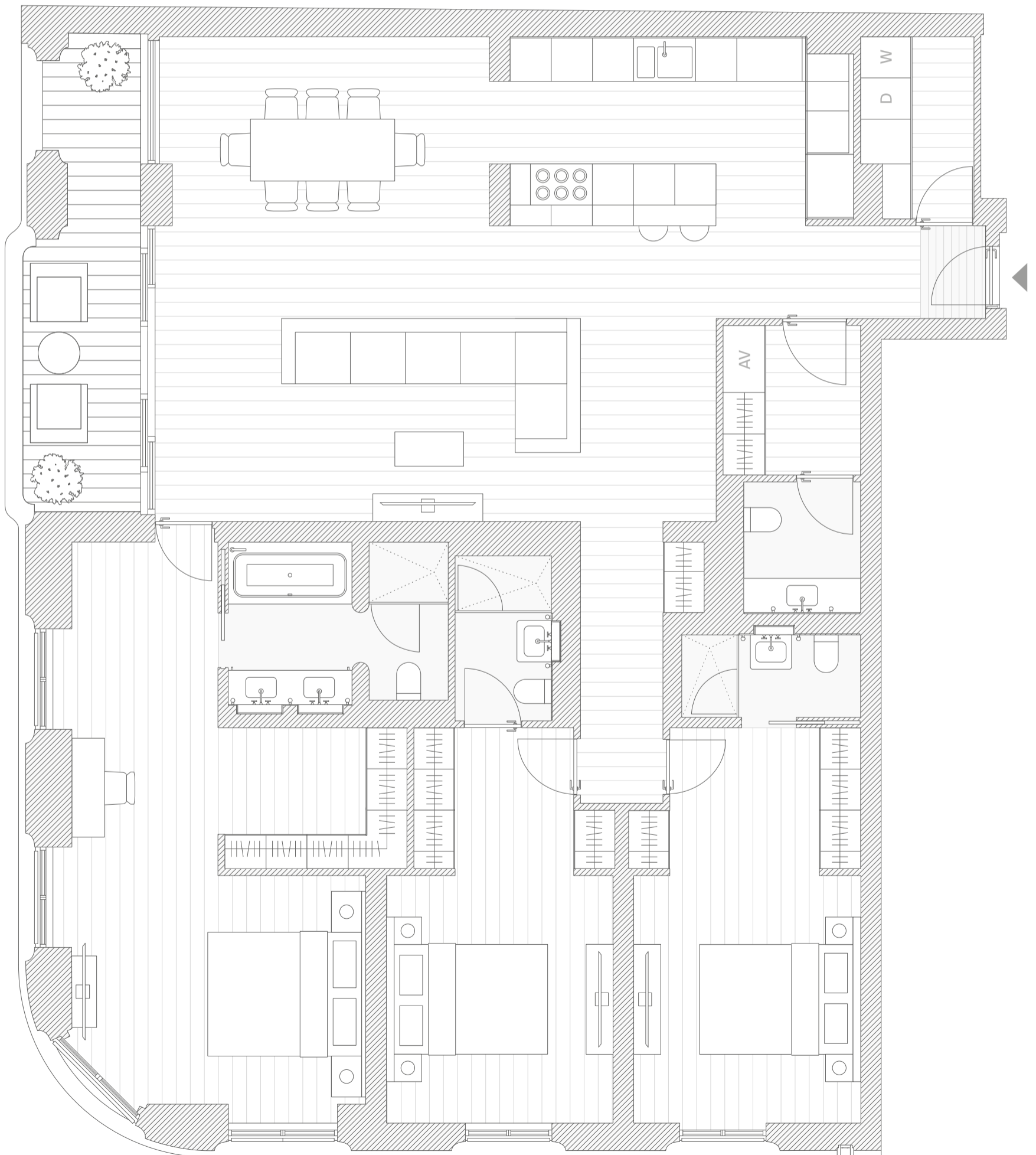




Floors 1, 2 & 3

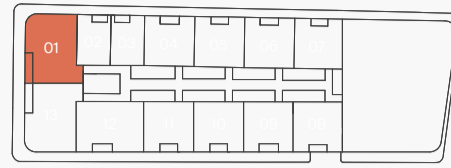


Living/kitchen/dining	9.5m x 7.0m
Master bedroom	4.3m x 8.2m
Master bathroom	3.2m x 2.4m
Bedroom 2	3.3m x 3.8m
Ensuite 2	2.6m x 1.2m
Bedroom 3	3.3m x 3.8m
Ensuite 3	2.5m x 1.4m
Guest bathroom	1.7m x 1.9m
Total *	180m ²
	1,938sqft
Balcony *	10.0m ²
	104sqft



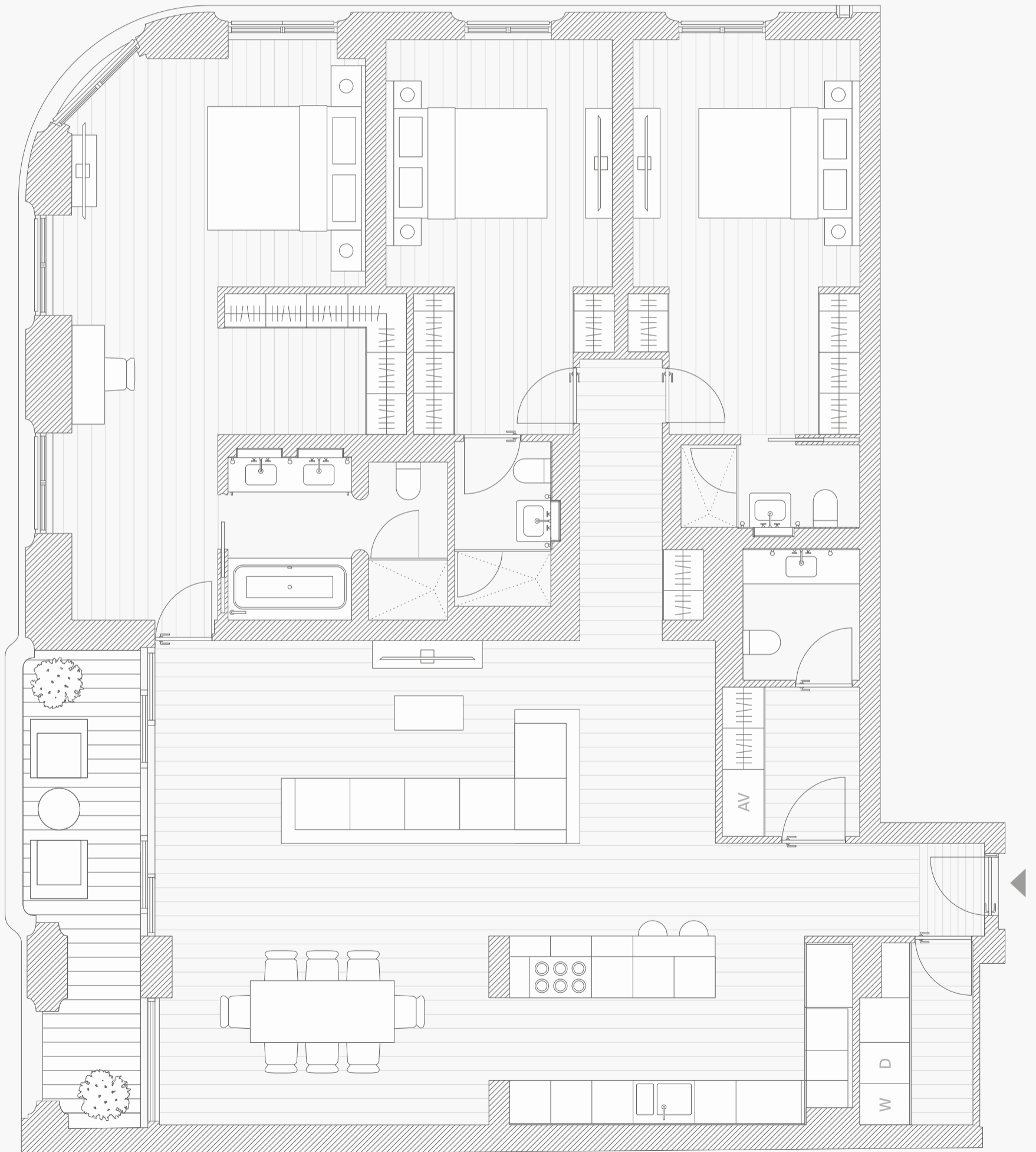


Floors 1, 2 & 3



Living/kitchen/dining	9.5m x 7.0m
Master bedroom	4.3m x 8.2m
Master bathroom	3.2m x 2.4m
Bedroom 2	3.3m x 3.8m
Ensuite 2	2.6m x 1.2m
Bedroom 3	3.3m x 3.8m
Ensuite 3	2.5m x 1.4m
Guest bathroom	1.7m x 1.9m
Total *	180m ²
	1,938sqft
Balcony *	10.0m ²
	104sqft

3 Bedroom Apartment Type B Mirrored



Specification Summary

Apartments

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system
- Cloak cupboards with integrated lighting and hanging rails (for 2 bedroom apartments cloak cupboard located in utility room and study)

Living areas

- Engineered oak timber flooring
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture in dining area
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power in centre of room in addition to wall sockets
- Solid brass ironmongery in brushed nickel finish
- Recessed curtain or blind box with potential for remote control

Kitchen

- Engineered oak timber flooring
- Luxury contemporary kitchen featuring grey composite stone worktops
- Stainless steel undermount double sink
- Miele oven, induction hob, microwave, dishwasher, integrated glass-fronted wine fridge, 90cm Gaggenau fridge/freezer (60cm Gaggenau fridge/freezer in 1 bedroom apartments)
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage

Utility room / area

- Separate integrated Miele washing machine and vented tumble dryer
- Matt lacquered cloak cupboard with integrated lighting and hanging rails

All bedrooms

- Engineered oak timber flooring
- Bespoke matt lacquer full height floor to ceiling wardrobes with integrated shelving and hanging rails
- Underfloor heating
- Fan coil unit comfort cooling and ventilation
- Recessed curtain or blind box with potential for remote control

Master ensuite bathrooms

- Single or double sinks, undermounted with marble vanity top and timber fronted drawers
- White steel enamel bath, undermounted with marble top and surround
- Walk in shower with overhead and hand showerheads; full height marble surrounds
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Dornbracht mixers, taps and showers in brass with a platinum matt finish
- Mirror fronted wall cabinets with demist feature to mirrors and signature wall lights; interiors fitted with shelving, 2 shaver points, 2 USB points and integrated lighting
- Warm wall with brushed stainless steel towel rails
- Underfloor heating
- Cove lighting
- Ceiling extractor system

Ensuite bathrooms

- Undermount sink with marble vanity top and timber fronted drawers
- Either: White steel enamel bath, undermounted with marble top and surrounds; shower and shower screen
- Or: Walk in shower with overhead and hand showerheads; full height marble surrounds
- Dual flush WC with concealed cistern
- Honed marble floor tiling
- Dornbracht mixers, taps and showers in brass with a platinum matt finish
- Mirror fronted wall cabinets with demist feature to mirrors and signature wall lights; interiors fitted with shelving, shaver point, USB point and integrated lighting
- Warm wall with brushed stainless steel towel rails
- Underfloor heating
- Cove lighting
- Ceiling extractor system

Powder rooms

- Undermount sink with marble vanity top and timber fronted drawers
- Mirror with integrated signature lighting
- Dual flush WC with concealed cistern
- Honed marble floor tiling
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- Underfloor heating
- Recessed downlights
- Ceiling extractor system

Systems

- Stand-alone system of interlinked smoke alarms, mains operated with battery back-up
- Residential sprinkler system with concealed heads
- Independent AV cabling infrastructure for speaker, IT and TV distribution cabling, including common AV requirements
- High speed fibre optic connection infrastructure directly into each apartment for data/telephone
- Home automation system with controllable touch panels/push buttons where applicable
- Lighting control system where applicable
- Wiring for Sky Q in equipment cupboard with outlets in each room
- Wiring for control point with KNX panel

Balconies / verandas

- Bronze coloured signature cast aluminium metal work and balustrades
- Composite timber decking
- Power outlet
- Wall-mounted lighting

Common Areas

Reception

- Entrance canopy leading from drop off along Aybrook Street
- 24 hour concierge

Courtyard

- Natural stone paved courtyard with stone planters containing silver birch trees and shrubs
- Reflecting pool
- Scene set lighting to planting and pool
- Upper level bridges with glazed balustrades and timber handrail
- Timber front doors to apartments via bridges

Lifts

- 2 passenger lifts, each with glazing, offering views along the courtyard
- Separate goods lift for furniture and bulk items

Car park

- Secure residents' parking
- Separate secure residents' bicycle parking area

Developer

Moxon Street Residential
300C Route de Thionville
L-5884 Hesperange
Luxembourg
marylebonesquare.com

Architect

Simon Bowden Ltd.
58 Great Marlborough St
Soho, London W1F 7JY
simonbowden.co.uk

Book Design

Winkreative

Development Manager

Concord London Ltd.
50 Bolsover St, Marylebone
London W1W 5NG
w1developments.com



Marketing Suite

79 Marylebone Lane
London W1U 2PX
+44 (0) 20 3598 8888

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