



Marylebone Square Moxon Street Marylebone W1U 4EP

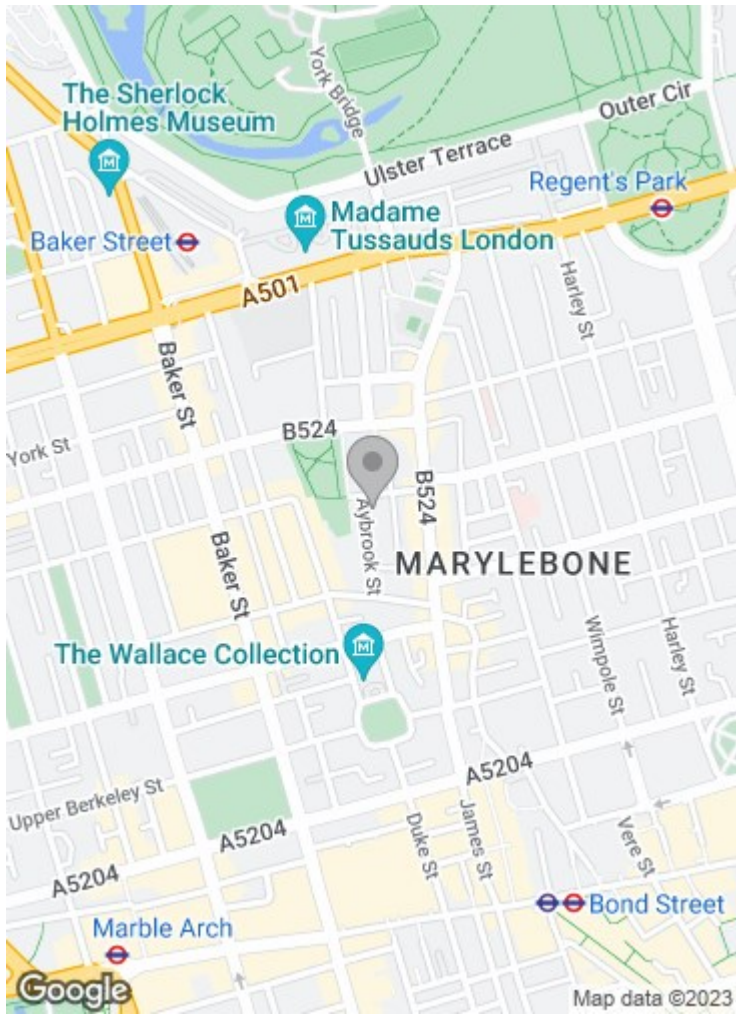
Asking price £5,165,000

A stunning two bedroom apartment with a study situated on the first floor of a brand new development boasting contemporary high-specification finishes throughout and a private balcony. The development offers a collection of just 54 one, two and three bedroom apartments designed around a central atrium allowing every apartment to have a dual aspect. All apartments boast contemporary high-specification interiors while the external façade is a nod to historic Georgian architecture.

The development is situated in an excellent Marylebone location, moments from the green open spaces of Regents Park. Regents Park (Metropolitan, Hammersmith and Circle lines) and Great Portland Street (Metropolitan, Hammersmith and Circle lines) stations are also within close proximity for links around the city.

Tenure: Leasehold
Lease Expires: Nov 3018
Ground Rent: n/a
Service Charge: £6.91psqft
Local Authority: The City of Westminster
Council Tax: TBC

Example images only - The completion date for Marylebone Square is due Q1/Q2 of 2023.



2 Bedroom Apartment & Study

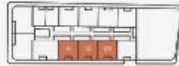
FLOOR PLANS



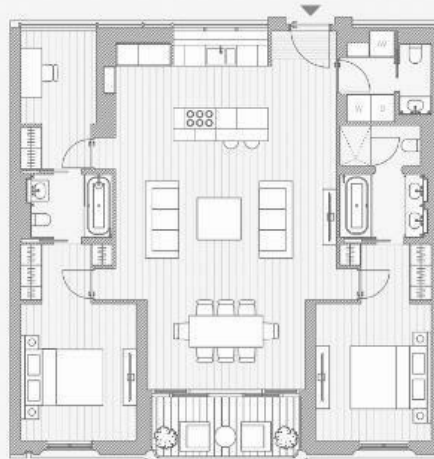
4th Floor



Floors 1, 2 & 3



| | |
|-----------------------|-------------------|
| Living/kitchen/dining | 6.3m x 10.0m |
| Master bedroom | 3.3m x 3.8m |
| 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 * | 137m ² |
| | 1,189sqft |
| Balcony * | 70m ² |
| | 644sqft |



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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|--------|--|---------|
| Band | Score | Band | Score |
| A | 92-100 | A | 1-23 |
| B | 81-91 | B | 24-47 |
| C | 69-80 | C | 48-71 |
| D | 55-68 | D | 72-95 |
| E | 39-54 | E | 96-120 |
| F | 21-38 | F | 121-150 |
| G | 1-20 | G | 151-200 |