

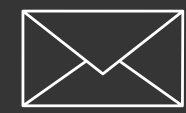
MARYLEBONE LANE — W1



Asking Price £4,300,000

MARYLEBONE LANE — W1

A contemporary reinterpretation of the great *Marylebone* mansions, nestled amongst the historic streets of this thriving London neighbourhood.



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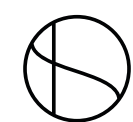


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MARYLEBONE LANE — W1

OPEN PLAN LIVING - RECEPTION



MARYLEBONE LANE — W1



The Mansion's glazed terracotta façade references the predominantly Edwardian aesthetic of the area and features a subtle variation in colour and tone.

The façade's 'thé-au-lait' - or tea with milk - tone is inspired by the tiles on the nearby Wigmore Hall.

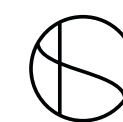
Beginning with the dramatic five-metre wide, double height entrance and running throughout the building, the flow of the spaces at The Mansion has been carefully considered so the route to each apartment is calm and uplifting, and feels like a welcoming retreat and respite from the busy streets of Marylebone.

The apartment itself is centred around a large open plan living space with a feature fireplace. The principal bedroom features a spacious walk-in wardrobe and luxurious en-suite bathroom. Full height windows frame the changing seasons and an interior palette of contemporary and traditional

materials creates an elegant and understated aesthetic with warmth and character.

Just a few steps from Mayfair, it offers access to everything the celebrated district has to offer. At the same time, its setting within Marylebone provides the rare opportunity to appreciate the quieter, more relaxed surroundings of central London's last remaining village.

The Mansion has been designed to offer its residents the finest amenities. On arrival, residents are greeted by a dramatic travertine-lined double height lobby with 24/7 Concierge. A curved staircase sweeps down from the lobby level to reveal the 25m private pool, the largest in Marylebone, as well as a state-of-the-art fitness studio, private treatment room, sauna and steam room.



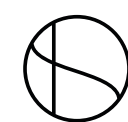
MARYLEBONE LANE — W1



OPEN PLAN LIVING - SNUG



OPEN PLAN LIVING - KITCHEN/ DINING



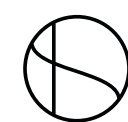
MARYLEBONE LANE — W1



PRINCIPAL SUITE - BATHROOM



PRINCIPAL SUITE - BEDROOM



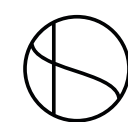
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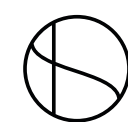
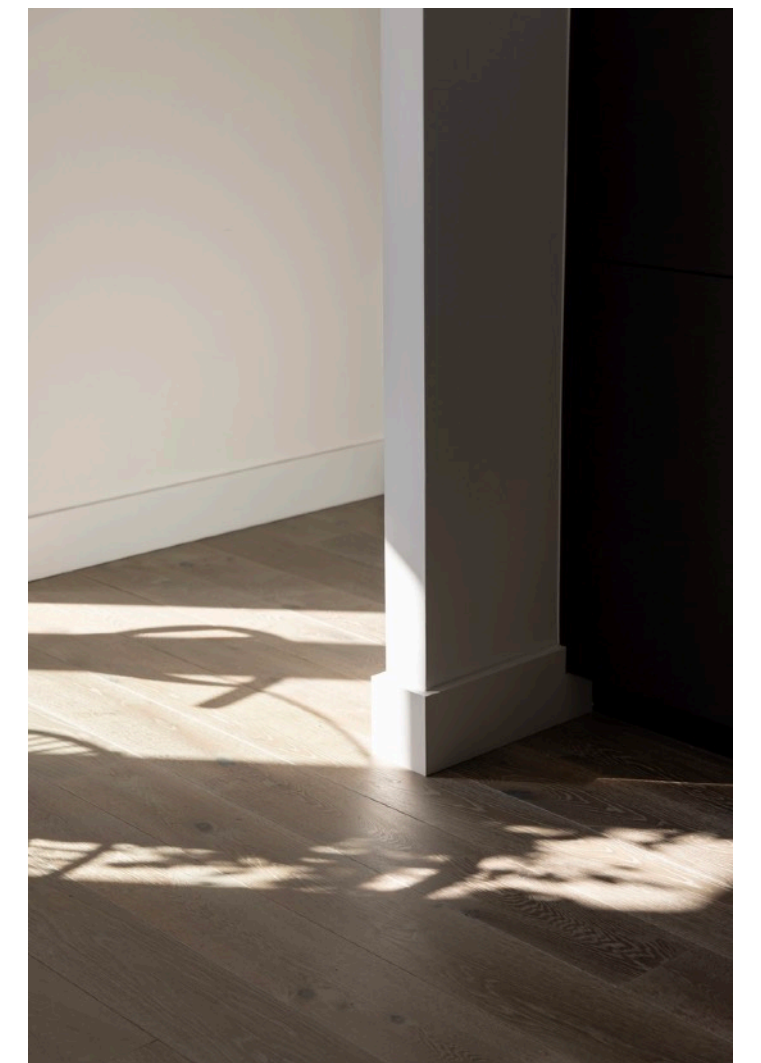
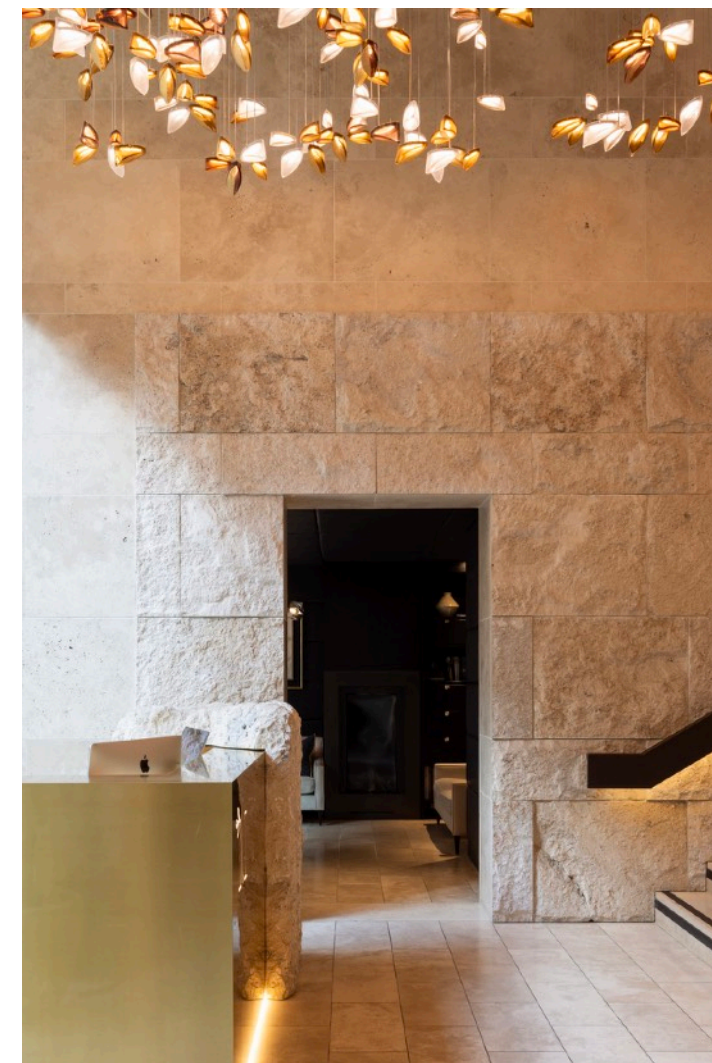
RESIDENTS AMENITIES - GYM



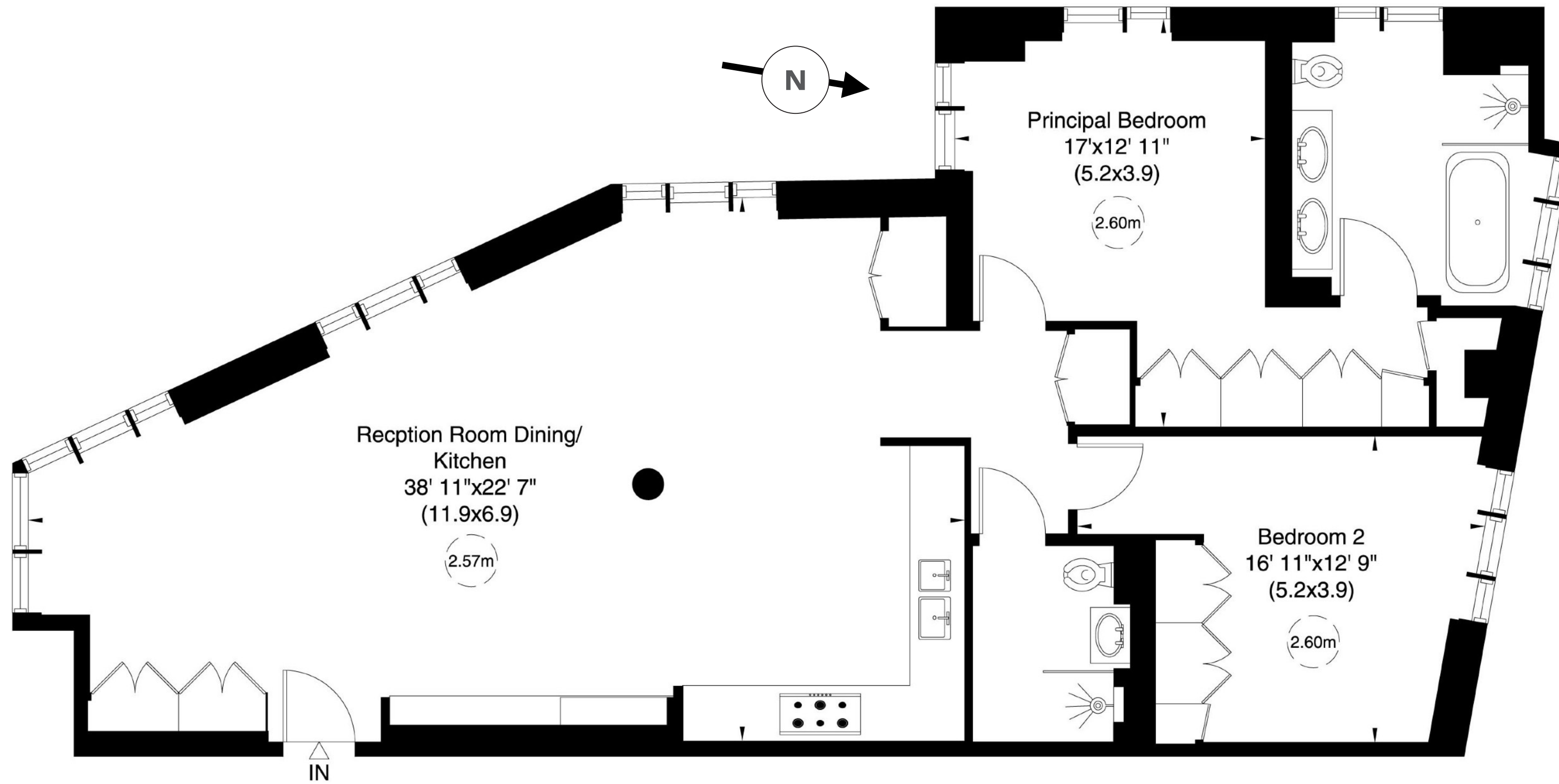
RESIDENTS AMENITIES - 25M POOL



MARYLEBONE LANE — W1



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Fourth Floor

Approx Gross Internal Area **1374 Sq Ft** (128 Sq M)

Plan for illustration purposes only. Not to scale.

Accommodation

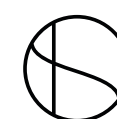
- Principal bedroom suite w/ dressing room, and full en-suite bathroom
- Bedroom 2
- Shower room
- Large, open plan reception space incorporating dining room and fully fitted kitchen

Amenities

- 24/7 concierge service
- Valet parking | Residents' Lounge
- Residents only leisure complex including a 25m private pool, a state-of-the-art fitness studio, private treatment room with the ability to book qualified Bamford therapists on-demand for treatments, sauna and steam room
- On-call chauffeur-driven Bentleys for central London drop-off or pick-up
- Fortnum & Mason grocery delivery

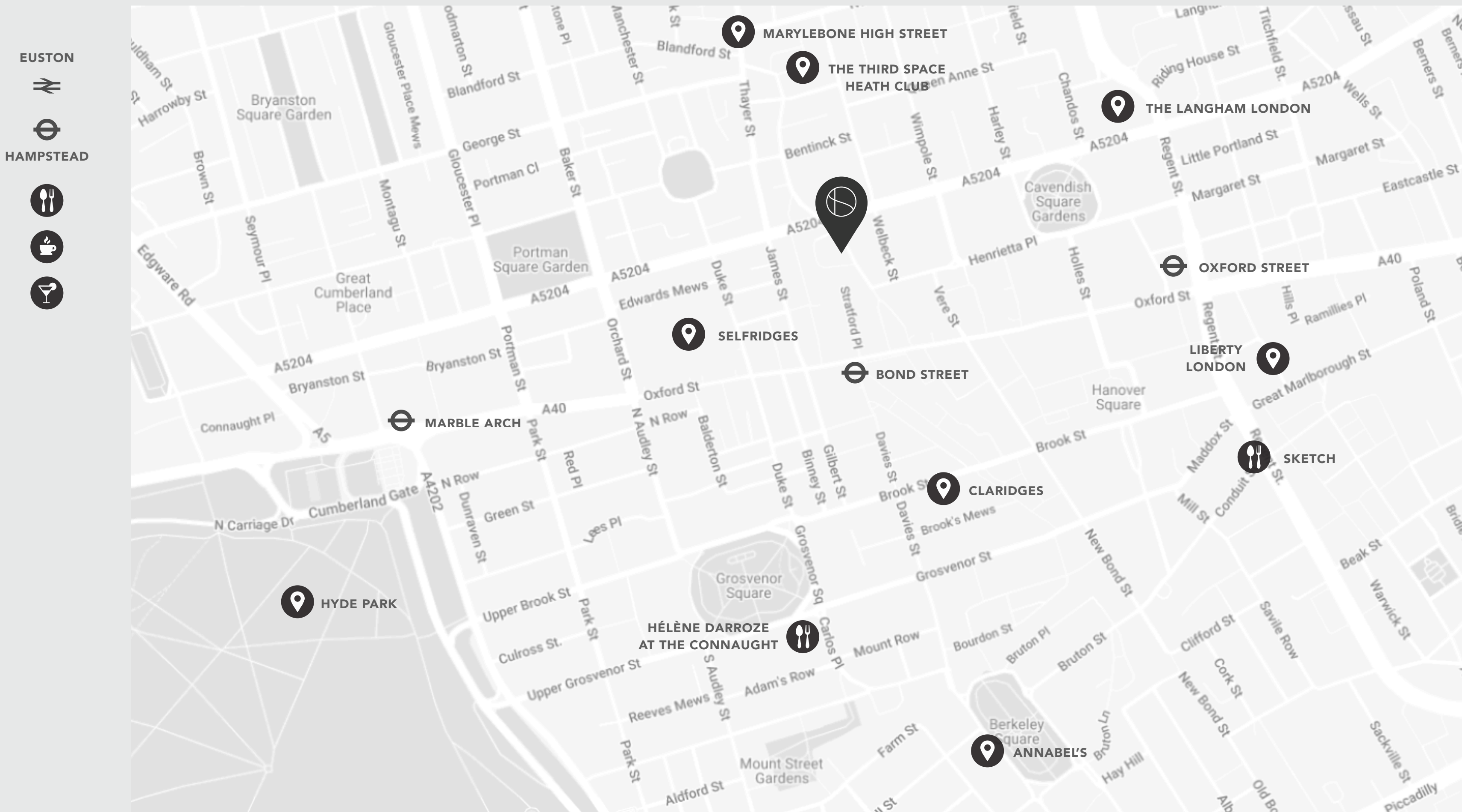
Specification

- Underfloor heating
- Comfort cooling
- Pre-wiring for whole house automation including sound system, automated blinds and curtains
- Smart Lutron lighting system
- Door entryphone system
- Secure allocated underground parking available by separate negotiation



MARYLEBONE LANE — W1

Local Area



Terms

- **Tenure:** Leasehold
- **Length of lease:** 990 Years
- **Approximate Annual ground rent:** £750
- **Approximate Annual service charge amount:** £35,000
- **Borough:** Westminster
- **Council Tax band:** G

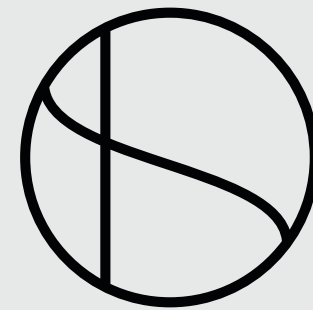
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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