



**Marylebone
Square,
Marylebone**

Price £2,693,000





This exquisite 2-bedroom, 2-bathroom apartment offers the epitome of luxurious living. This new build residence boasts a timeless elegance that is sure to captivate discerning buyers. Upon entering, you are greeted by pristine hardwood flooring that graces every room, lending an air of sophistication. The open-concept living spaces are bathed in natural light streaming through floor-to-ceiling windows, creating an ambiance of warmth and comfort. The kitchen is a culinary masterpiece, adorned with top-of-the-line appliances and sleek marble countertops. Modern conveniences seamlessly blend with classic design elements, making it a chef's dream.

The bathrooms are no less impressive, featuring exquisite marble tiling, rainfall showers, and deep soaking tubs for a spa-like experience. One of the standout features of this apartment is its cutting-edge underfloor heating system, ensuring a cozy atmosphere throughout the colder months. This innovative technology provides efficient warmth while maintaining an unobstructed aesthetic, enhancing both comfort and energy efficiency.

Designed from the inside out, and with an enviable central London location, W1 Place is perfect for the discerning individual, the professional couple and the modern family. The highly crafted quality throughout the building means you'll be feeling that reassuring click with every door you close, and the satisfying sound of your feet on the oak floor. Light pours in through the floor-to-ceiling bay windows, creating a sense of both openness and warmth, while the open-plan living and kitchen areas provide a thoroughly modern space to host your friends or enjoy a cosy night in. This two-bedroom apartment provides luxurious living, designed with you at the heart.







Features

- 2 Bedrooms
- 2 bathrooms
- 1 Reception
- Concierge
- Lift
- Secured allocated parking

Location:

Marylebone Square marks a new chapter in London`s evolving narrative, situated between the Portman Estate and the Howard de Walden Estate. This prime location, previously untouched, now captures the essence of its prestigious surroundings with a contemporary interpretation of a classic London mansion. Marylebone stands as a distinctive gem, offering more charm than Fitzrovia and greater diversity than Mayfair. Positioned conveniently, you have easy access to Paddington, Marylebone, Marble arch, and Baker Street Stations. Its centralised location is contrasted by its leafy surroundings, creating a village-like intimacy. Additionally, the nearby Bond Street Underground provides a gateway to the Elizabeth line, ensuring seamless connections to Heathrow and beyond.

Additional Information:

Square Footage: 947 sq.ft.

Balcony 104 sq ft

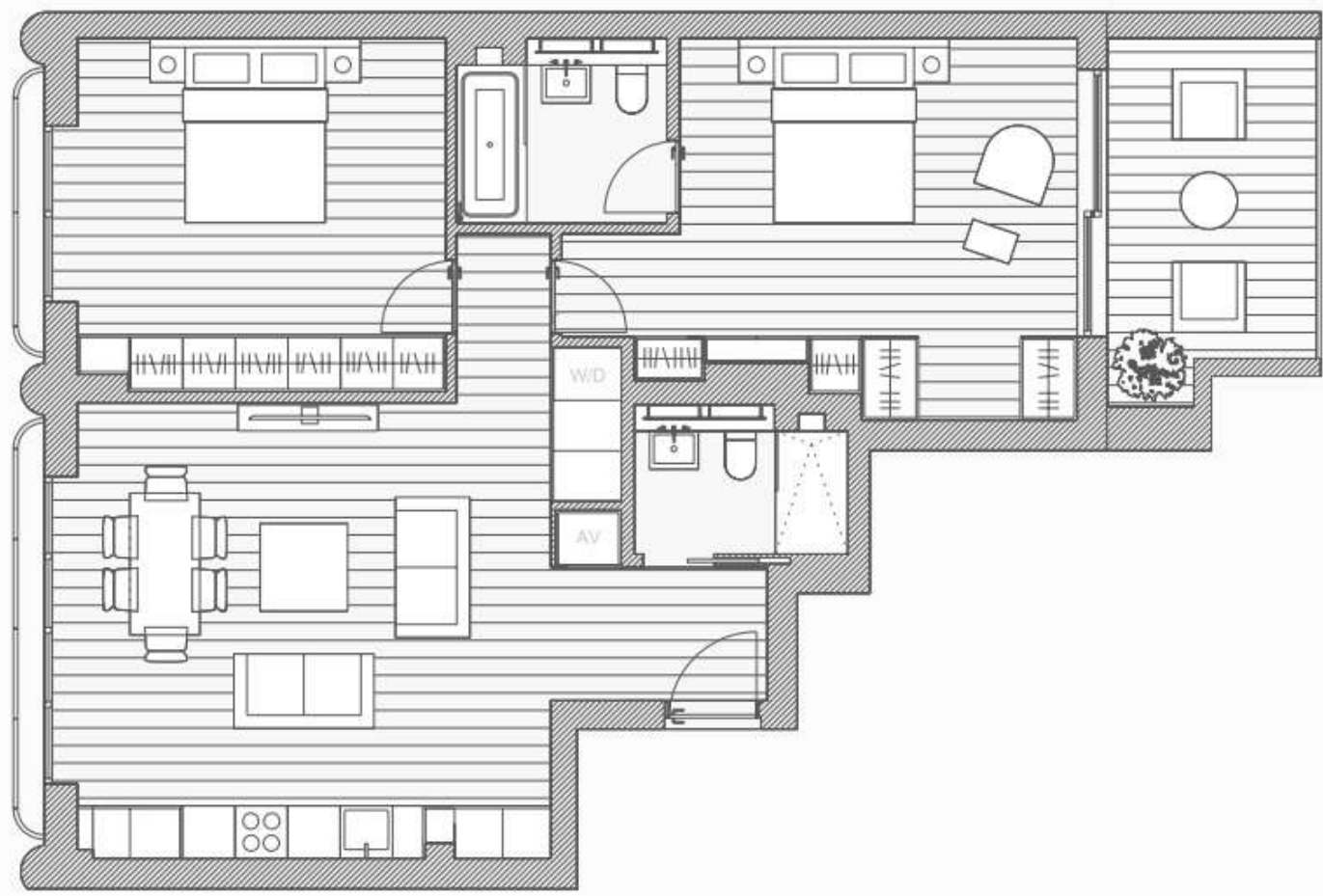
Leasehold 999 years

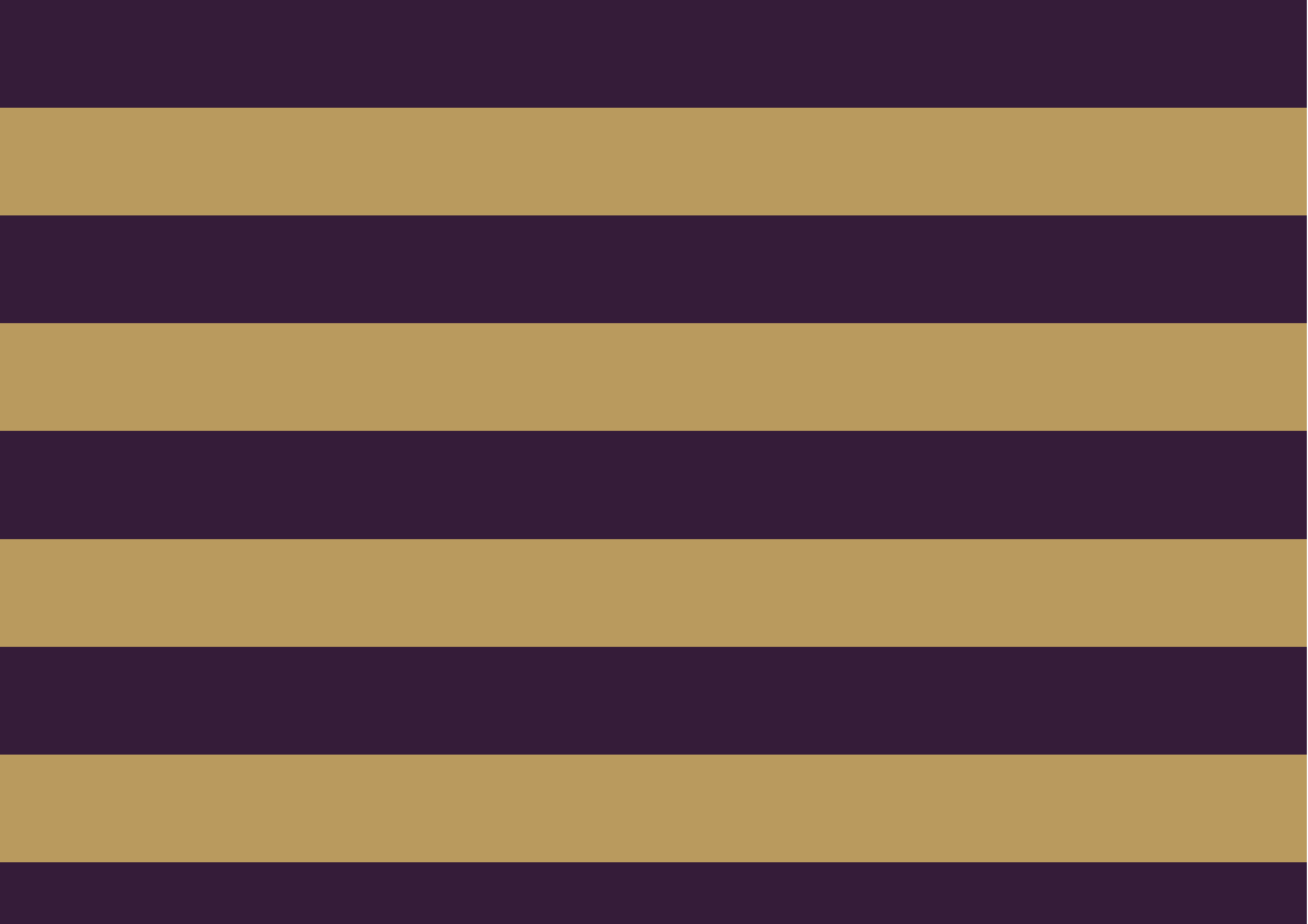
Service Charge Estimated £12.30 - 13.30 per sq ft per annum

We have other units available in this development, kindly contact us for more information.



Living/Kitchen/Dining	5.4m x 5.2m
Master Bedroom	5.9m x 4.5m
Master Bathroom	2.4m x 1.8m
Bedroom 2	4.2m x 4m
Guest Bathroom	2.4m x 1.4m
Total	88m ²
	947sqft
Terrace	9.7m ²
	104sqft







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