



Marylebone Square, Marylebone

Price £13,395,000



Property Description:

Spanning five floors, Marylebone Square Is an exclusive residence with just 54 one to three-bedroom apartments. Each residence is crafted around a central atrium, ensuring every apartment enjoys dual aspects. Step into a world of sophistication as the private Inner Courtyard replaces conventional dim hallways with a luminous indoor garden and a glass ceiling.

Marylebone Square presents a unique chance to join the legacy of aristocratic estates in Central London. A modern interpretation of a classic London mansion, this thoughtfully designed building seamlessly integrates with the local architecture.

These refined and elegantly designed homes, conceived by developers Concord London and Simon Bowden Architects, boast generous space with an intimate ambiance. With floor-to-ceiling windows and glass sliding doors, natural light floods the living spaces, enhancing the open-plan layout-an ideal setting for gatherings.

Additionally, residents benefit from a 24-hour concierge service. Welcome to a residence where heritage meets contemporary luxury.







Features

- 3 Bedrooms
- 3 Bathrooms
- 1 Living room
- 24hrs concierge

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: 1835 sq ft

Balcony Footage: 720 sq ft

Leasehold 999 years

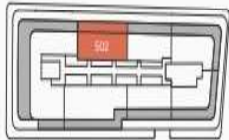
Service Charge Estimated £9.50 - £10.50 per sq ft per annum

Completed and Ready to move in



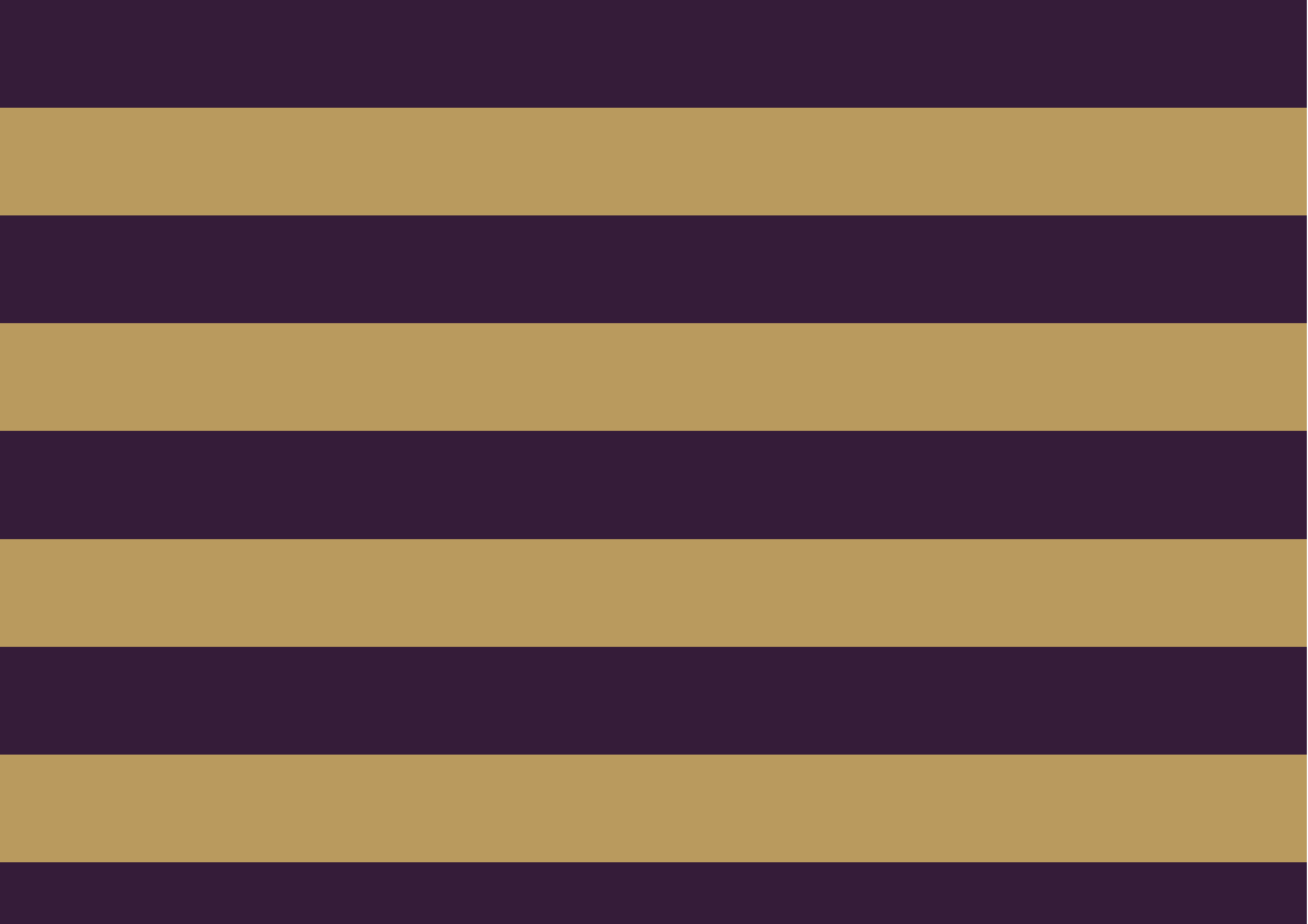


5th Floor



Living/kitchen/dining	11.5m x 5.0m
Master bedroom	4.7m x 3.1m
Master bathroom	2.4m x 3.7m
Bedroom 2	3.6m x 3.0m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.6m x 3.0m
Ensuite 3	1.2m x 2.6m
Guest bathroom	1.2m x 2.3m
Total*	170.5m ²
	1,835sqft
Terrace*	66m ²
	720sqft

*All floor plans are draft and subject to change





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