



Marylebone Square Cramer Street,  
Marylebone, W1U

Asking Price £6,000,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

READY IN Q4 2023\*\* - A second floor, west facing two bedroom, two bathroom with a separate study apartment set within this most eagerly awaited residential development to be built in the heart of Marylebone Village just off the High Street

Marylebone Square is set to be the only new build, whole city-block development sites in an exceptional position just behind Marylebone High Street. This stunning development comprises; 54 apartments, to include a selection of 1, 2 3 and penthouses, shops and health club. Features will include, covered canopy drop off area from Aybrook Street, lavish communal areas with natural stone paved courtyard with stone planters and reflecting pool, 24 hour concierge, lifts, secure underground parking available by separate negotiation, bicycle parking.

Marylebone Square offers the opportunity to acquire off plan with a phased payment scheme. Created by developers, Concord London in conjunction with Simon Bowden Architects, all residences benefit from floor-to-ceiling windows and glass sliding doors giving each space a bright and airy feel and all backed by a 10 year build warranty by NHBC

## Key Features

- PHASED PAYMENT
- 24 HOUR CONCIERGE
- HEART OF THE VILLAGE
- READY Q4 2023
- NHBC
- LIFTS
- UNDERGROUND PARKING AVAILABLE

## Terms

Parking available an additional £150,000 per space

Leasehold 999 years

Ground Rent £0

Service Charge Estimated At £9.50 - £10.50 sqft

## 2 Bedroom Apartment & Study Mirrored

Floors 1, 2 & 3



Living/kitchen/dining	6.9m x 10.0m
Master bedroom	3.3m x 3.8m
Master bathroom	2.5m x 3.2m
Bedroom 2	3.3m x 3.8m
Ensuite 2	2.4m x 1.8m
Study	2.1m x 3.0m
Guest bathroom	0.0m x 2.0m
Total*	12.8m <sup>2</sup>
	135.6sqft
Balcony*	7.0m <sup>2</sup>
	75sqft



\*All floor plans are draft and subject to change

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IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.