

PENTHOUSE A504

Marylebone Square

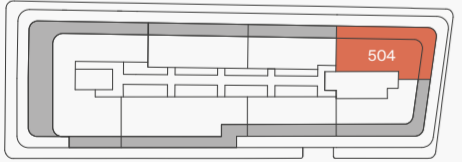
LONDON W1

Penthouse

A504



5th Floor



Living/kitchen/dining	6.8m x 9.0m
Master bedroom	5.4m x 3.2m
Master bathroom	2.6m x 1.8m
Bedroom 2	3.5m x 3.2m
Bedroom 3	3.5m x 3.2m
Guest bathroom	1.7m x 1.9m
Total*	156.5m ²
	1,685sqft
Terrace*	95m ²
	1,024sqft

*All floor plans are draft and subject to change



Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to centre of room in addition to wall sockets
- Solid brass ironmongery in brushed nickel finish
- Recessed curtain or blind box with potential for remote control

Kitchen

- Engineered oak timber flooring
- Luxury contemporary kitchen featuring grey composite stone worktops
- Stainless steel undermount double sink
- Miele oven, induction hob, micro-combi oven, warming drawer, dishwasher, 90cm Gaggenau fridge/freezer, Gaggenau integrated glass-fronted wine fridge
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

Utility room / area

- Separate integrated Miele washing machine and vented tumble dryer
- Matt lacquered cloak cupboard with integrated lighting and hanging rails

All bedrooms

- Engineered oak timber flooring
- Bespoke matt lacquer full height floor to ceiling wardrobes with integrated shelving and hanging rails
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- Recessed curtain or blind box with potential for remote control

Master ensuite bathrooms

- Single or double sinks, undermounted with marble vanity top and timber fronted drawers
- White steel enamel bath where applicable
- Walk in shower with overhead and hand showerheads where applicable
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Full height, marble surrounds to showers and baths
- Dornbracht mixers, taps and showers in brass with a platinum matt finish
- Mirror fronted wall cabinets with demist feature to mirrors and signature wall lights; interiors fitted with shelving, 2 shaver points, 2 USB points and integrated lighting
- Warm wall with brushed stainless steel towel rails
- Underfloor heating
- Cove lighting
- Ceiling extractor system

Ensuite / main bathrooms

- Undermount sink with marble vanity top and timber fronted drawers
- Either: White steel enamel bath, undermounted with marble top and surrounds; shower and shower screen
- Or: Walk in shower with overhead and hand showerheads, full height marble surrounds
- Dual flush WC with concealed cistern
- Honed marble floor tiling
- Dornbracht mixers, taps and showers in brass with a platinum matt finish
- Mirror fronted wall cabinets with demist feature to mirrors and signature wall lights; interiors fitted with shelving, shaver point, USB point and integrated lighting
- Warm wall with brushed stainless steel towel rails
- Underfloor heating
- Cove lighting
- Ceiling extractor system

Powder rooms

- Undermount sink with marble vanity top and timber fronted drawers
- Mirror with integrated signature lighting
- Dual flush WC with concealed cistern
- Honed marble floor tiling
- Underfloor heating
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- Recessed downlights
- Ceiling extractor system

Systems

- Stand-alone system of interlinked smoke alarms, mains operated with battery back-up
- Residential sprinkler system with concealed heads
- Independent AV cabling infrastructure for speaker, IT and TV distribution cabling, including common AV requirements
- High speed fibre optic connection infrastructure directly into each apartment for data/telephone
- Home automation system with controllable touch panels/push buttons where applicable
- Lighting control system where applicable
- Wiring for Sky Q in equipment cupboard with outlets in each room
- Wiring for control point with KNX panel

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external lighting

Developer

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Architect

Simon Bowden Ltd.
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Book Design

Winkreative

Development Manager

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Common Areas

Reception

- Entrance canopy leading from drop off along Aybrook Street
- 24 hour concierge

Courtyard

- Natural stone paved courtyard with stone planters containing silver birch trees and shrubs
- Reflecting pool
- Scene set lighting to planting and pool
- Upper level bridges with glazed balustrades and timber handrail
- Timber front doors to apartments via bridges

Lifts

- 2 passenger lifts, each with glazing, offering views along the courtyard
- Separate goods lift for furniture and bulk items

Car park

- Secure residents' parking
- Separate secure residents' bicycle parking area

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