APARTMENT 09

THE MAISONETTES

AT MARYLEBONE MANSIONS



MARYLEBONE W1



APARTMENT 09

TWO-BEDROOM RESIDENCE









Nestled within a charming, calming pocket of Central London, Apartment 09 at Marylebone Mansions offers a tranquil escape from the hum of the outside world. The building's striking Roman brick façade is a contemporary re-imagining of Marylebone's storied period architecture, drawing inspiration from the elegant townhouses and mansion blocks of its close neighbours.

THE INTERIORS

This beautiful apartment tells a story. Thoughtfully created, every detail has been carefully considered to complement the building's timeless architecture and nurture a haven-like atmosphere.



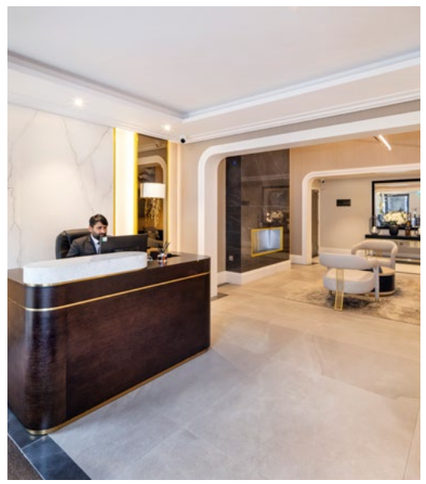






AMENITIES

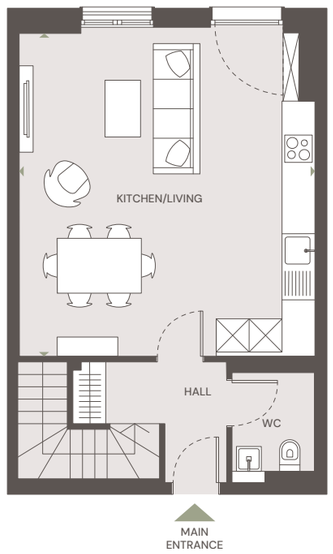
The development offers the following amenities for residents to enjoy at their leisure: concierge service, residents' media & games room, and secured underground right to park included with each apartment.



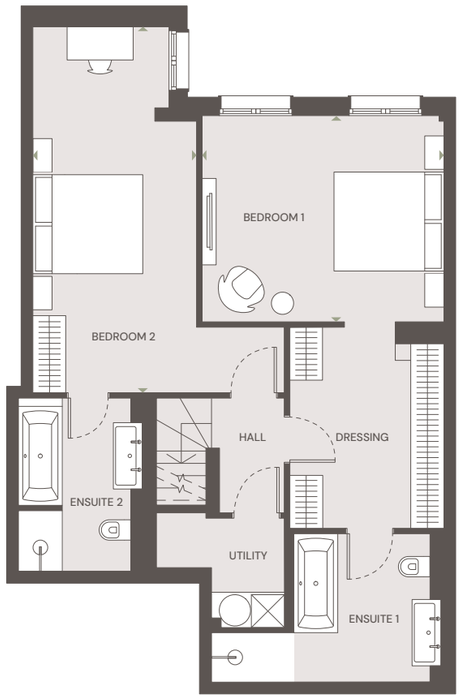


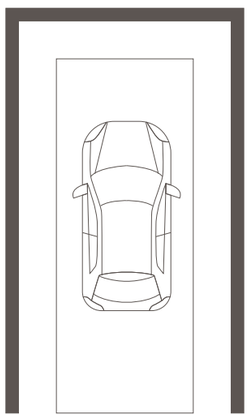
2 BEDROOM DUPLEX

GROUND



LOWER GROUND

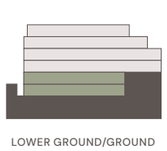




Right to park included with apartment (located in basement).

TOTAL AREA	119.38 SQ M	1,285 SQ FT
Kitchen/Living	5.9m x 5.4m	19′2″ x 17′9″
Bedroom 1	4.4m x 3.7m	14′5″ x 12′2″
Bedroom 2	6.7m x 3.0m	22′0″ x 9′10″





SPECIFICATION

INTERIOR FINISHES & FEATURES

- Panelled internal doors in Grey Coto Oak veneer
- Brushed satin nickel door ironmongery
- Herringbone hard wood flooring
- Screwless brushed nickel switch plates
- Scene lighting to principal rooms
- Master bedroom with bespoke wardrobe joinery Thermo Oak veneer, glass doors to joinery and integrated lighting
- Guest bedrooms with lacquered wardrobes, incorporating shelving, hanging rails
- Carpet floor finishes to all bedrooms
- Private balconies and terraces to select apartments with millboard decking and painted guard rails
- Ground floor access to street

BESPOKE KITCHENS

- Handleless Atlanta Terra Oak veneered doors to tall cupboards
- Door panels in Soft Basalt Grey
- Stainless steel Channel handle
- 20mm Misty Carrara Caesarstone worktop
- Breakfast island worktop and front finished with Misty Carrara Caesarstone worktop
- Grey smoked mirror splashback
- Quooker instant boiling and filter water tap
- Integrated feature lighting
- Herringbone hard wood flooring
- Miele or similar integrated appliances to include:
  - Combination oven
  - Combination microwave oven
  - Integrated induction hob with integrated extractor
  - Fridge/freezer
  - Dishwasher
  - Washer/dryer (When not in utility room)
  - Wine cooler to selected apartments

BATHROOMS & CLOAKROOMS

- Sanitary ware by Duravit and Dornbracht brassware
- Porcelain floor finish
- Mirror above vanity unit with integral lighting and integral shaving point
- Thermostatically controlled under floor heating
- Electrically heated towel rail with thermostatic control
- Walk in shower cubicle and bespoke shower screen where applicable
- Wall hung WC

MASTER BATHROOM

- Polished marble effect to wall and floor finish
- Sanitary ware by Duravit and Dornbracht brassware
- Walk in shower cubicle with marble effect feature wall and bespoke shower screen
- Free standing bath with lever handle
- Mirrored vanity wall cabinet over Alape vanity unit with integral lighting and integral shaving point
- Wall hung WC
- Thermostatically controlled under floor heating
- Whole house ventilation system
- Electronically heated towel rail with thermostatic control

HOME AUTOMATION & AUDIO-VISUAL

- Audio/video intercom entry phone system
- BT points to principal living areas and master bedroom
- Broadband connection (purchaser subscription)
- TV points (including SKY+ and SKY HD) to principal living areas
- Communal satellite dish

MECHANICAL & ENERGY SYSTEMS

- Underfloor heating throughout
- Comfort cooling/heating in living room and master bedroom
- Photovoltaic panels to roof
- Green living roof with Sedum plants

MEDIA LOUNGE

- Bar and Lounge area
- Full height joinery
- Dark Oak flooring
- Fireplace in full height joinery
- Kitchen
- Toilets

ELEGANT RECEPTION LOBBY

- Concierge
- Comfortable residents and guest seating area
- Square LED lit coffered ceiling with integral feature lighting leading to a double height ceiling area with chandelier
- Wallpapered finish
- Bio ethanol fireplace with full double height porcelain chimney breast
- Selected artwork
- Backlit wall panels and free standing concierge desk

LOBBY LIFT

- Two dedicated passenger lifts securely servicing all floors including underground parking and media lounge

CAR PARKING*

- Secure underground parking system
- CCTV security system
- Bike storage area

*There will be a right to park in accordance with the Car Parking Strategy document which is available upon request

SECURITY

- Concierge
- Banham Security locks or equivalent
- Entry through fob system
- CCTV security system to communal and private areas
- Mains supply smoke detectors and sprinkler system

PEACE OF MIND

- 990+ year lease
- Building warranty provided by BLP



CONNECT WITH THE CITY

EDGWARE ROAD 6 MINS	VICTORIA 21 MINS
MARYLEBONE 10 MINS	WATERLOO 25 MINS
PADDINGTON 10 MINS	LIVERPOOL STREET 26 MINS
BAKER STREET 13 MINS	CANARY WHARF 28 MINS
EUSTON 19 MINS	HEATHROW 40 MINS

Journey times are taken from Google Maps and are subject to change.

Joint selling agents

JLL CBRE