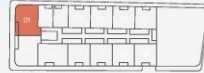


**3 Bedroom  
Apartment  
Type B  
Mirrored**

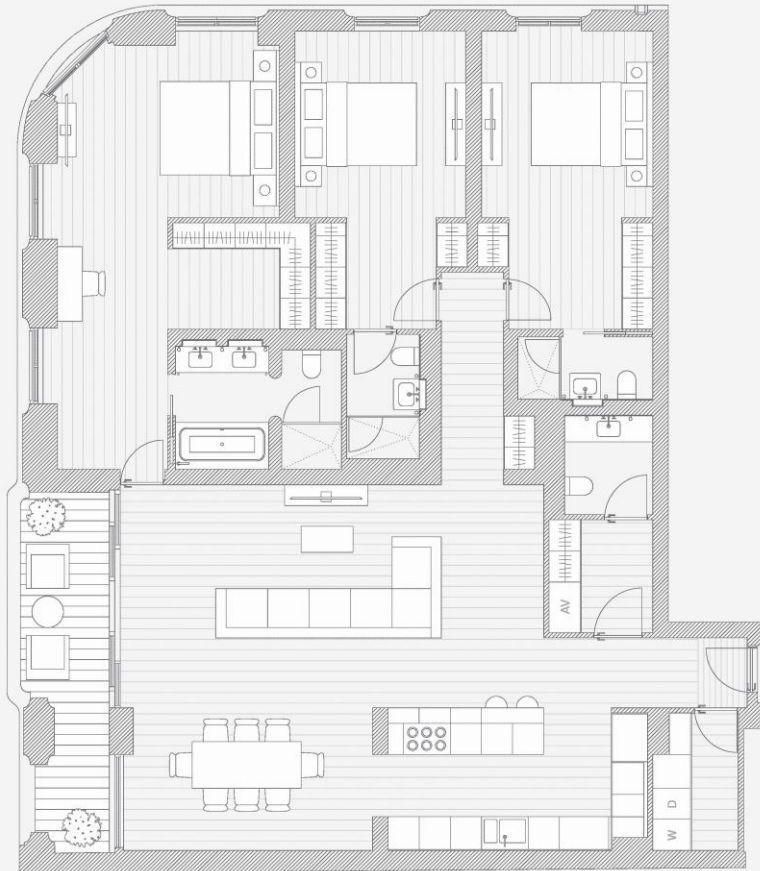
MARYLEBONE SQUARE



Floors 1, 2 & 3



Living/kitchen/dining	9.5m x 7.0m
Master bedroom	4.3m x 8.2m
Master bathroom	3.2m x 2.4m
Bedroom 2	3.3m x 3.8m
Ensuite 2	2.6m x 1.2m
Bedroom 3	3.3m x 3.8m
Ensuite 3	2.5m x 1.4m
Guest bathroom	1.7m x 1.9m
<b>Total*</b>	180m <sup>2</sup>
	1,938sqft
<b>Balcony*</b>	10.0m <sup>2</sup>
	104sqft



\*All floor plans are draft and subject to change

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1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise to the correctness of each of them.
3. No person in the employment of Druce Residential has any authority to make or give any representations or warranty whatsoever, in relation to this property.

# DRUCE

## Marylebone Square Marylebone Village W1



**Apartment A101**

**£6,200,000 STC**

**999 Year Lease**

Telephone: 0207 935 6535 [www.druce.com](http://www.druce.com)

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Druce Marylebone Ltd, Company No: 6853838, Registered Office: Bentinck House, Bentinck Road, West Drayton, Middlesex, UB7 7RQ

**The most eagerly awaited residential development to be built in Marylebone over recent decades.**

Nestled in the absolute epicentre of Marylebone Village only a stones throw from the much lauded and admired Marylebone High Street quarter, Concord London present this bespoke development of 54 crafted homes including 12 Penthouses, high quality retail and restaurants, 24 affordable homes for Westminster's key workers and a community hall to house the Marylebone farmers market, exhibitions and recitals. Marylebone Square will become a hugely renowned and desirable retreat to live or to unwind for the whole Marylebone community.



**5 Story Atrium Galleria**

The development borrows an art deco feel with its anodized bronze aluminium and granite retail façade to its ceramic cladding with 4 glaze colours and powder coated aluminium supports and balconies. The cladding will hold concealed lighting to emit a soft glow at night. Internally there is a 6 storey internal atrium lined with plantings of trees and shrubs to create an inner garden similar to the famous Squares of Marylebone but protected from the elements by an apex glass roof and offering a haven to relax and meet your fellow residents.



**Accommodation**

- Open Plan Living/Kitchen/Dining Room
- Dual Aspect Master Bedroom Suite with Dressing Area & Ensuite Bathroom
- 2 Further Bedrooms both with Dressing Area & Ensuite Shower Room
- Walk in Cloakroom leading to Guest WC
- Utility Room
- Terrace

**Amenities**

- Underground Parking (separate negotiation)
- Luxurious Reception/Entrance Lobby with 24 Hour Concierge
- Five Story Galleria with Glass Atrium
- 5 Passenger Lifts
- Service Charge: £13,391 Per Annum TBC
- Ground Rent: £1,500 per annum



**All Internal CGI's are general interiors within Marylebone Square and are not necessary representations of the unit**