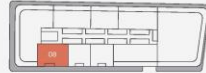


3 Bedroom Apartment Type A & Study

MARYLEBONE SQUARE



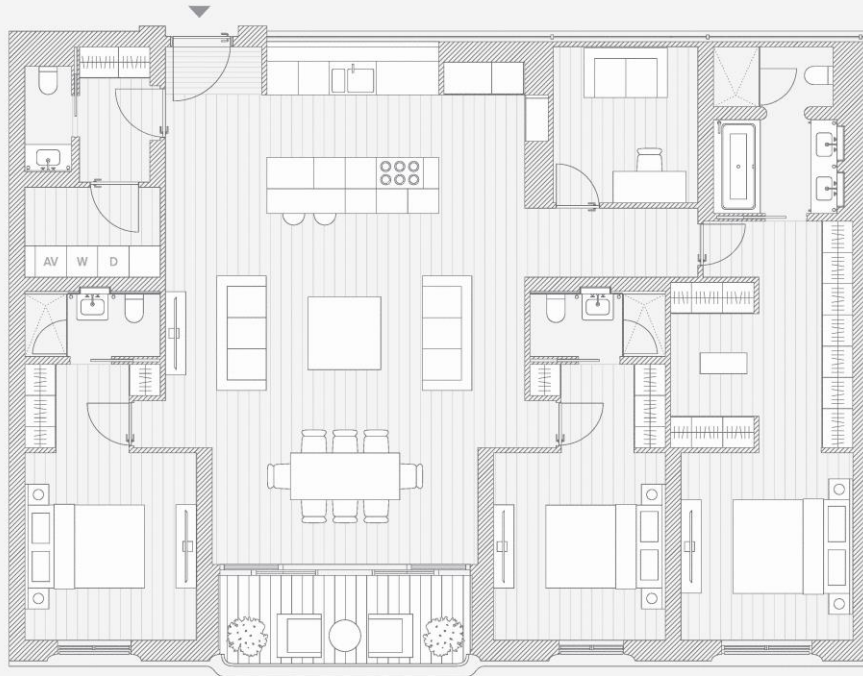
4th Floor



Floors 1, 2 & 3



Living/kitchen/dining	6.9m x 10.0m
Master bedroom	3.3m x 8.0m
Master bathroom	2.4m x 3.2m
Bedroom 2	3.3m x 3.6m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.3m x 3.6m
Ensuite 3	1.2m x 2.6m
Study	2.8m x 3.0m
Guest bathroom	0.9m x 2.0m
Total *	174m ²
	1,873sqft
Balcony *	8.0m ²
	73sqft



*All floor plans are draft and subject to change

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Druce Residential for themselves and for the vendors and lessors of this property whose agents they are give notice that:-

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.
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DRUCE

Marylebone Square Marylebone Village W1



Apartment A312

£7,150,000 STC

999 Year Lease

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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
- Master Bedroom Suite with Walk in Dressing Room & Ensuite Bathroom
- 2 Further Bedroom Suites both with Dressing Area & Ensuite Shower Room
- Study
- 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: £12,942 Per Annum TBC
- Ground Rent: £1,500 per annum TBC



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