

DRUCE

Marylebone Square Marylebone Village W1

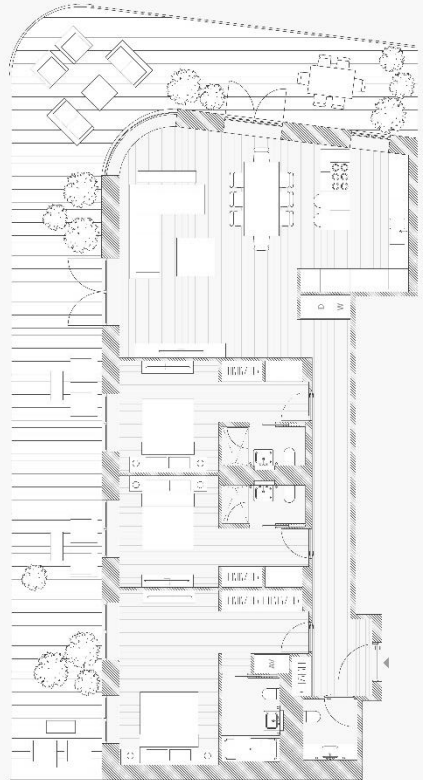


Penthouse Apartment A504

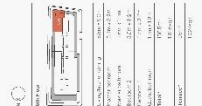
Price £7,800,000 STC 999 Year Lease

Telephone: 0207 935 6535 www.druce.com

61 Weymouth Street, London, W1G 8NR
Marylebonesquare@druce.com



**Penthouse
A504**



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.
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.

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

Nestled in the absolute epicentre of Marylebone Village only a stone's 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, 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

- 5th Floor
- Open Plan Living/Kitchen/Dining Room
- Master Bedroom Suite with Ensuite Bathroom
- 2 Further Bedroom Suites both with Ensuite Shower Room
- Guest WC
- Wraparound 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: £11,643.35 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