



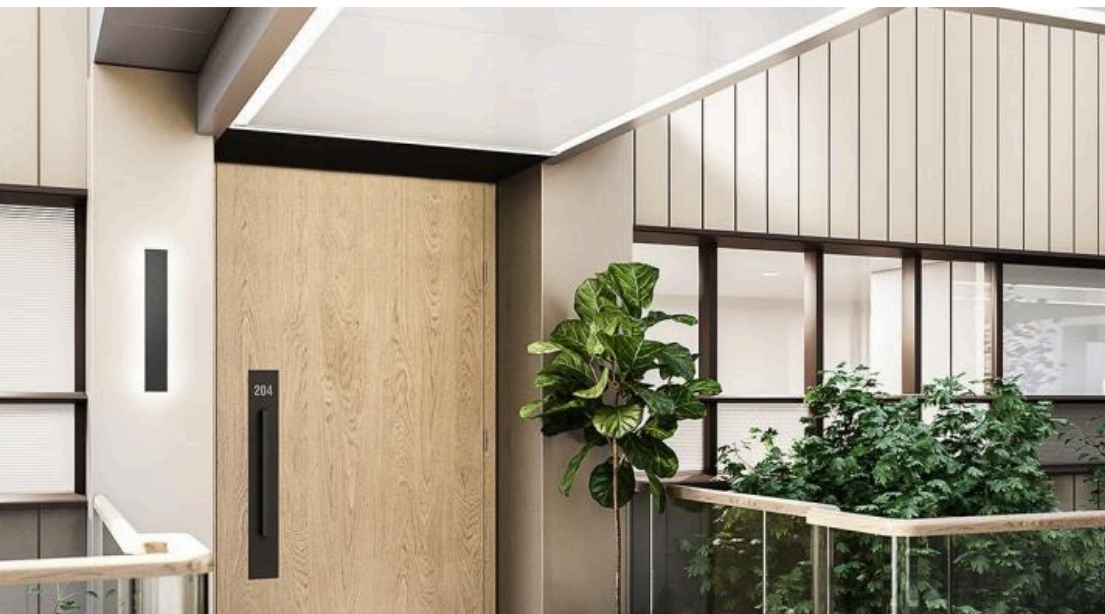
3

Bedrooms



3

Bathrooms



aa1a are proud to present Marylebone Square, located in one of London's most sought location.

aaaza are proud to present Marylebone Square, located in one of London's most sought location.

Marylebone Square is a rare find. With more charm than Fitzrovia and more diversity than Mayfair, Marylebone has always boarded more character than its neighbours. Its proximity to Oxford Street and Regents Park sit in contrast to its leafy surrounding and village-like intimacy.

You can quickly get to Paddington, Marylebone and Baker Street Stations, or Bond Street Underground at Marylebone Square. For entertainment, hail a cab to the Royal Opera House and London's West End, or take a stroll to Selfridges.

Created by renowned developers and Simon Bowden Architects, all residences benefit from floor-to-ceiling windows and glass sliding doors, giving each space a bright and spacious feel.

Set over five floors, Marylebone Square houses one to three-bedroom apartments. All apartments designed from a central atrium, which is the building's centrepiece, allowing every apartment to have a dual aspect. The residences are refined, elegant and intuitively designed; each apartment is generously spacious yet warmly intimate.

Marylebone Square has an estimated completion of Q1 / Q2 2023

Tenure: Leasehold, 999 years remaining

Apartments available are:

Three three-bedroom Penthouse with study from £8,463,000 and 2700 square foot

1. **Money laundering regulations:** Intending purchasers will be required to produce identification documentation at a later stage. We would ask for your co-operation so that there will be no delay in agreeing on the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office, and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only for general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

