

# ASTONCHASE

astonchase.com

69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



MARYLEBONE SQUARE  
MOXTON STREET  
MARYLEBONE, W1U

LEASEHOLD 999 YEARS  
ASKING PRICE £5,165,000  
SUBJECT TO CONTRACT

MULTIPLE AGENT

A contemporary take on a classic London mansion, Marylebone Square has been designed by Simon Bowden Architecture and with interiors by LIV Interiors. Home to 54 apartments and carefully selected boutiques and restaurants, it offers the very best of a refined London village lifestyle. Bound by Aybrook, Moxton, Cramer and St Vincent Streets, Marylebone Square takes up the space of an entire city block and gracefully slots in to the local urban fabric.

The centrepiece of the building is an open courtyard with an expansive glass roof, filling the area with daylight, while open sides bring in fresh air. In keeping with its naturalistic quality, the courtyard is filled with plants and a water feature, instilling a sense of Feng Shui and wellbeing. Access to the apartments is by individual bridges and walkways, making it an open yet intimate entrance space.

Refined, elegant and intuitively designed, each apartment and Penthouse is generously spacious. Floor to ceiling windows and glass sliding doors invite an influx of natural light.

Marylebone Square provides easy access to Paddington, Marylebone and Baker Street Stations, or Bond Street Underground where the Elizabeth Line will connect you to Heathrow Airport or Paris via the Eurostar. For entertainment, hail a cab to the Royal Opera House and London's West End, or take a stroll to Selfridges. For weekend walks and relaxing summer evenings, Marylebone Square is equidistant between two of London's Royal Parks, Regents Park and Hyde Park.

Two bedroom + study apartments (126 sq m/ 1,367 sq ft) start from £4,300,000



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## ACCOMMODATION

- Open Plan Reception Space Incorporating a Fully Fitted Kitchen
- Principal Bedroom with Ensuite
- Further Bedroom with Ensuite
- Study

## AMENITIES

- Secure Off Street Parking Available by Separate Negotiation (between £150,000 and £200,000 depending on location)
- 24 Hour Concierge
- Balcony
- 10 Year NHBC Building Warranty
- 62 Square Foot Balcony

COUNCIL TAX	Westminster (Band H)
EPC RATING:	TBC

### IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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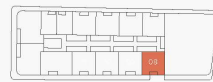


## 2 Bedroom Apartment & Study

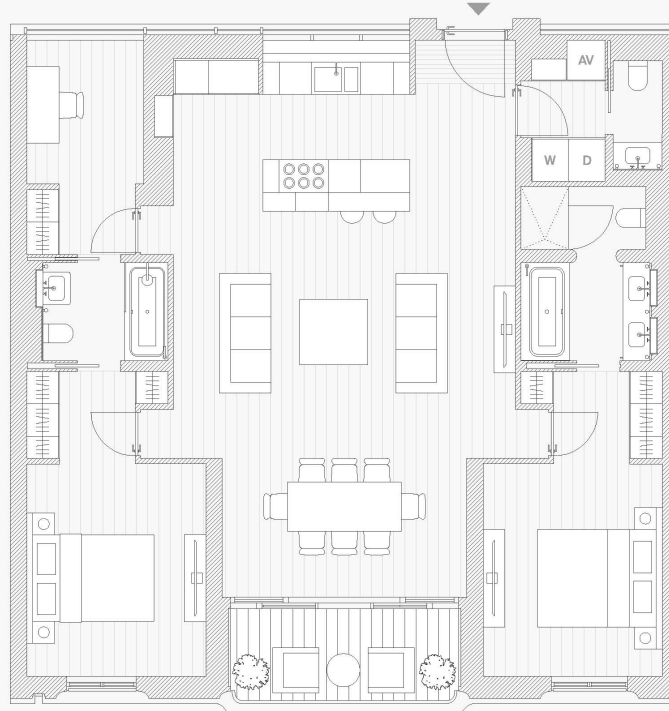
MARYLEBONE SQUARE



Floors 1, 2 & 3



Living/kitchen/dining	6.3m x 10.0m
Master bedroom	3.3m x 3.9m
Master bathroom	2.4m x 3.2m
Bedroom 2	3.3m x 3.9m
Ensuite 2	2.3m x 1.8m
Study	2.1m x 3.9m
Guest bathroom	0.9m x 2.0m
<b>Total *</b>	130m <sup>2</sup>
	1,367sqft
<b>Balcony *</b>	7.0m <sup>2</sup>
	64sqft



\*All floor plans are draft and subject to change

6

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