



Marylebone Square, Marylebone, W1

**ARLINGTON**  
RESIDENTIAL

A fabulous development currently under construction in the very heart of Marylebone. The development contains a selection of one, two and three bedroom flats, as well as five penthouses. The flats provide large reception rooms, open-plan kitchens, bedrooms with ensuite bathrooms and study rooms. High-quality, natural materials such as oak flooring, bronze-coated windows and stone counter tops offer an elegant and timeless quality. All functional needs from lighting to underfloor heating are seamlessly integrated into the design. The development is located within walking distance of numerous amenities of Marylebone High Street, Selfridges, and several train and tube stations.

The photographs featured in this brochure are CGIs and generally of and within the development and may not refer to specific apartments. Floorplans refer to general apartments in the building.

## ACCOMMODATION AND AMENITIES

LARGE RECEPTION ROOMS, OPEN-PLAN KITCHENS, BEDROOMS  
WITH ENSUITE BATHROOMS, 24 HOUR CONCIERGE SECURITY.

**ASKING PRICES: £3,860,000 - £6,000,000 LEASEHOLD**

LEASE: APPRX 999 YEARS REMAINING

SERVICE CHARGE: £9.50 – £10.50 /Sq Ft per annum

# ARLINGTON

R E S I D E N T I A L

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arlingtonresidential.com





For further information on Marylebone Square or to make an appointment to visit the sales marketing suite where models of the development and an interactive show flat are available please contact  
Arlington Residential.

Contact our office on 020 7722 3322  
[property@arlingtonresidential.com](mailto:property@arlingtonresidential.com)

| Floor  | Unit | Apartment Area | Bal/Terrace | Total Area | Rooms         | Aspect     | Price      |
|--------|------|----------------|-------------|------------|---------------|------------|------------|
| First  | A105 | 1399           | 64          | 1463       | 2 Bed + Study | Cramer St  | £5,380,000 |
|        | A106 | 1399           | 65          | 1463       | 2 Bed + Study | Cramer St  | £5,285,000 |
|        | A107 | 1377           | 62          | 1439       | 2 Bed + Study | Cramer St  | £5,165,000 |
|        | A111 | 1399           | 64          | 1463       | 2 Bed + Study | Aybrook St | £5,525,000 |
| Second | A204 | 1396           | 76          | 1472       | 2 Bed + Study | Cramer St  | £6,000,000 |
| Third  | A302 | 890            | 72          | 962        | 1 Bed + Study | Cramer St  | £3,860,000 |

Payment Terms: £5,000 reservation fee. 10% deposit paid on exchange in 28 days (less reservation fee.)

Further 10% payable 12 months thereafter.  
Balance of 80% paid upon completion.

Estimated Completion: Q4 2023

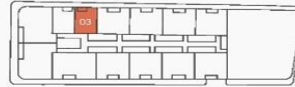


# 1 Bedroom Apartment & Study

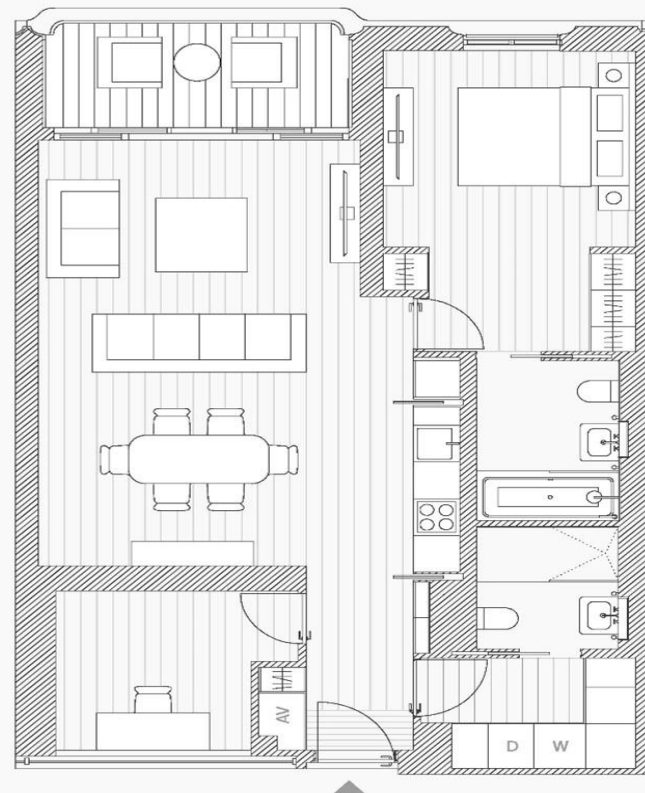
MARYLEBONE SQUARE



Floors 1, 2 & 3



|                       |                    |
|-----------------------|--------------------|
| Living/kitchen/dining | 4.9m x 6.9m        |
| Master bedroom        | 3.3m x 3.2m        |
| Master bathroom       | 1.8m x 2.6m        |
| Study                 | 2.6m x 2.5m        |
| Guest bathroom        | 1.8m x 2.0m        |
| <b>Total*</b>         | 83.5m <sup>2</sup> |
|                       | 899sqft            |
| <b>Balcony*</b>       | 6.0m <sup>2</sup>  |
|                       | 60sqft             |



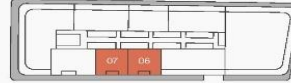
\*All floor plans are draft and subject to change

# 2 Bedroom Apartment & Study

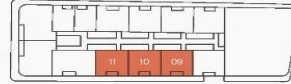
MARYLEBONE SQUARE



4th Floor



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> |
|                       | 1,399sqft         |
| <b>Balcony *</b>      | 7.0m <sup>2</sup> |
|                       | 64sqft            |



\*All floor plans are draft and subject to change