

Marylebone Square, Marylebone, W1



ARLINGTON
RESIDENTIAL



A fabulous development 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, openplan 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: £3,250,000 -£5,650,000

LEASEHOLD

LEASE: APPRX 999 YEARS REMAINING

SERVICE CHARGE: £11.95 per Sq Ft per annum

ARLINGTON

R E S I D E N T I A L

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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

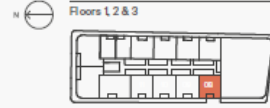
Floor	Unit	Rooms	Aspect	Apartment Area (sqft)	Balcony/ Terrace (sqft)	Total Area (sqft)	Price
First	A104	2 Bed + Study	East	1,396	64	1,460	£4,950,000
Second	A204	2 Bed + Study	East	1,396	76	1,473	£5,350,000
Second	A211	2 Bed + Study	West	1,399	76	1,476	£5,650,000
Second	A212	3 Bed + Study	West	1,878	87	1,965	Reserved
Third	A303	1 Bed + Study	East	899	72	971	£3,250,000



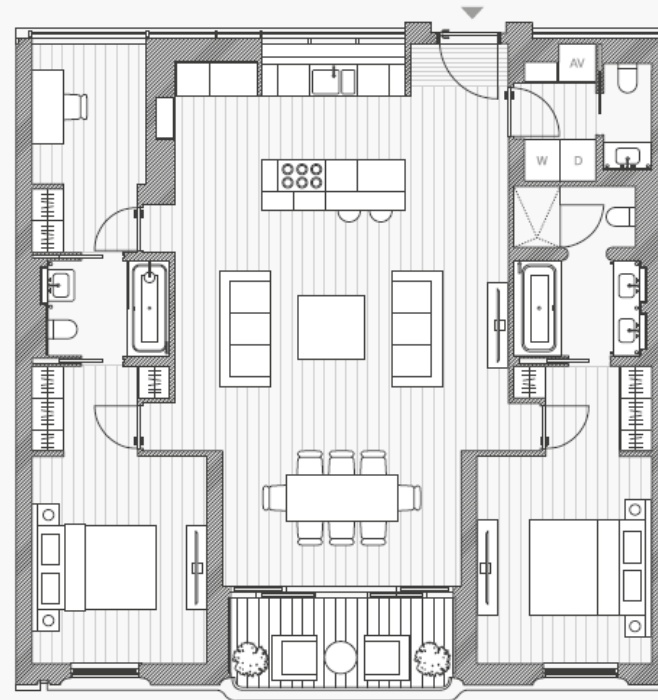
2 Bedroom Apartment & Study

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 1.9m
Study	2.1m x 3.0m
Guest bathroom	0.9m x 2.0m
Total *	130m ²
	1,367sqft
Balcony *	7.0m ²
	64sqft



3 Bedroom Apartment Type A & Study

MARYLEBONE SQUARE



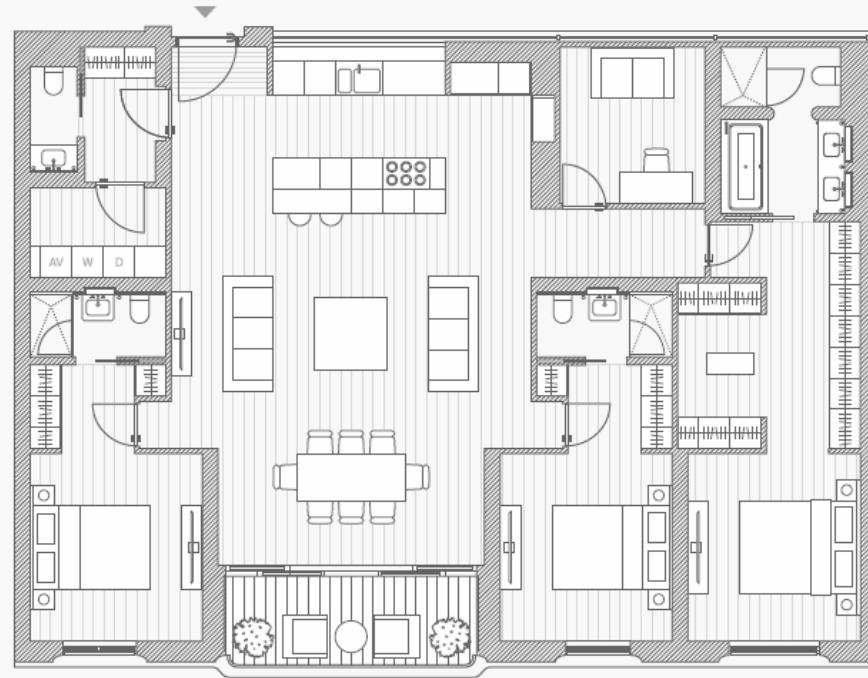
4th Floor



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



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
Total *	83.5m ²
	899sqft
Balcony *	6.0m ²
	60sqft

