



MARYLEBONE SQUARE, CRAMER STREET, MARYLEBONE, W1U
£5,165,000 LEASEHOLD

**A PERFECT BLEND OF SIMPLICITY AND INTRICASY
IN PRIME MARYLEBONE - W1.**

Paddington | 020 7467 5770 | paddington@winkworth.co.uk

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DESCRIPTION:

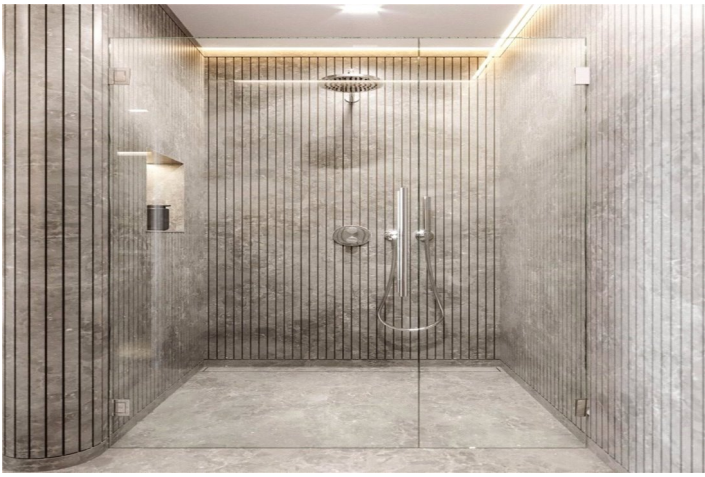
An opportunity to reserve 'off plan' a fabulous east facing apartment with two bedrooms, two bathrooms, cloakroom, plus study and with private balcony. Located on the first floor of one of the most eagerly awaited prime London landmark residential developments for 2023. Bounded by Moxon St (N), Cramer St (E), Aybrook St (W) & St. Vincent St (S) - Marylebone Square sits at the heart of the neighbourhood with graceful, eye-catching presence. Slotting into its historic context, it brings a 21st century sensibility to residential architecture in London.

* please note all images relating to the future residential development are CGI indicative only *
- service charge between £9.50 to £10.50 per ft² - ground rent for a 2 bedroom at £1,250 p.a



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2 Bedroom Apartment & Study Mirrored

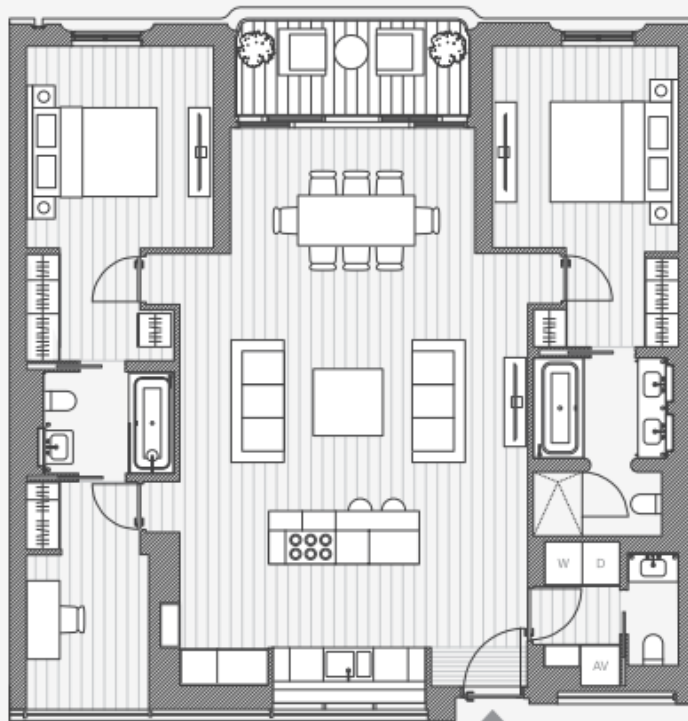
FLOOR PLANS



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
Total *	137.7m ²
	1,377sqft
Balcony *	7.0m ²
	64sqft



*All floor plans are draft and subject to change

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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