



**MOXON STREET, MARYLEBONE, W1U**  
£3,590,000

**Carter Jonas**

# MOXON STREET, MARYLEBONE, W1U

**THIRD FLOOR, ONE BEDROOM APARTMENT WITH STUDY IN THIS BRAND NEW,  
UNDER CONSTRUCTION DEVELOPMENT IN THE HEART OF MARYLEBONE.**

## AMENITIES

- 1 Bedroom
- En-Suite Bathroom
- Open-plan Kitchen/Reception
- Study
- Balcony
- Guest WC
- First Floor with Lift
- 24 Hour Concierge
- EPC Rating TBC

Third floor, one bedroom apartment with study in this brand new, under construction development in the heart of Marylebone. This contemporary third floor apartment comprises of a large reception room, modern open plan kitchen, a bedroom with en-suite bathroom, a study, balcony, and a guest WC.

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.

Marylebone Square is a collection of 54 high-end apartments, carefully chosen boutiques and restaurants, and a versatile community hall.

The development is located within walking distance of numerous amenities of Marylebone High Street, Selfridges, and several train and tube stations.

The building benefits from a lift and 24-hour concierge.

Photos are CGIs of apartments within the development and may not reflect a specific apartment.

**TENURE** Leasehold

**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** To be confirmed.



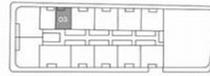


# 1 Bedroom Apartment & Study

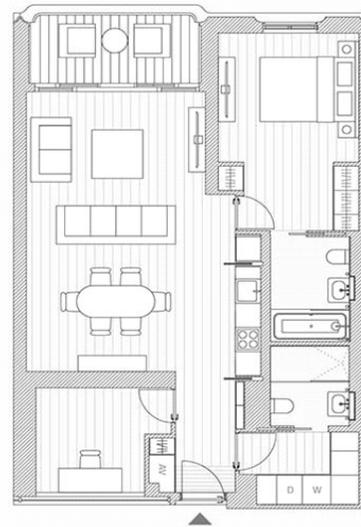
MARYLEBONE SQUARE



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

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Classification L2 - Business Data