

FLOOR PLANS

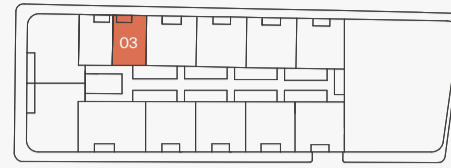
Marylebone Square

LONDON W1

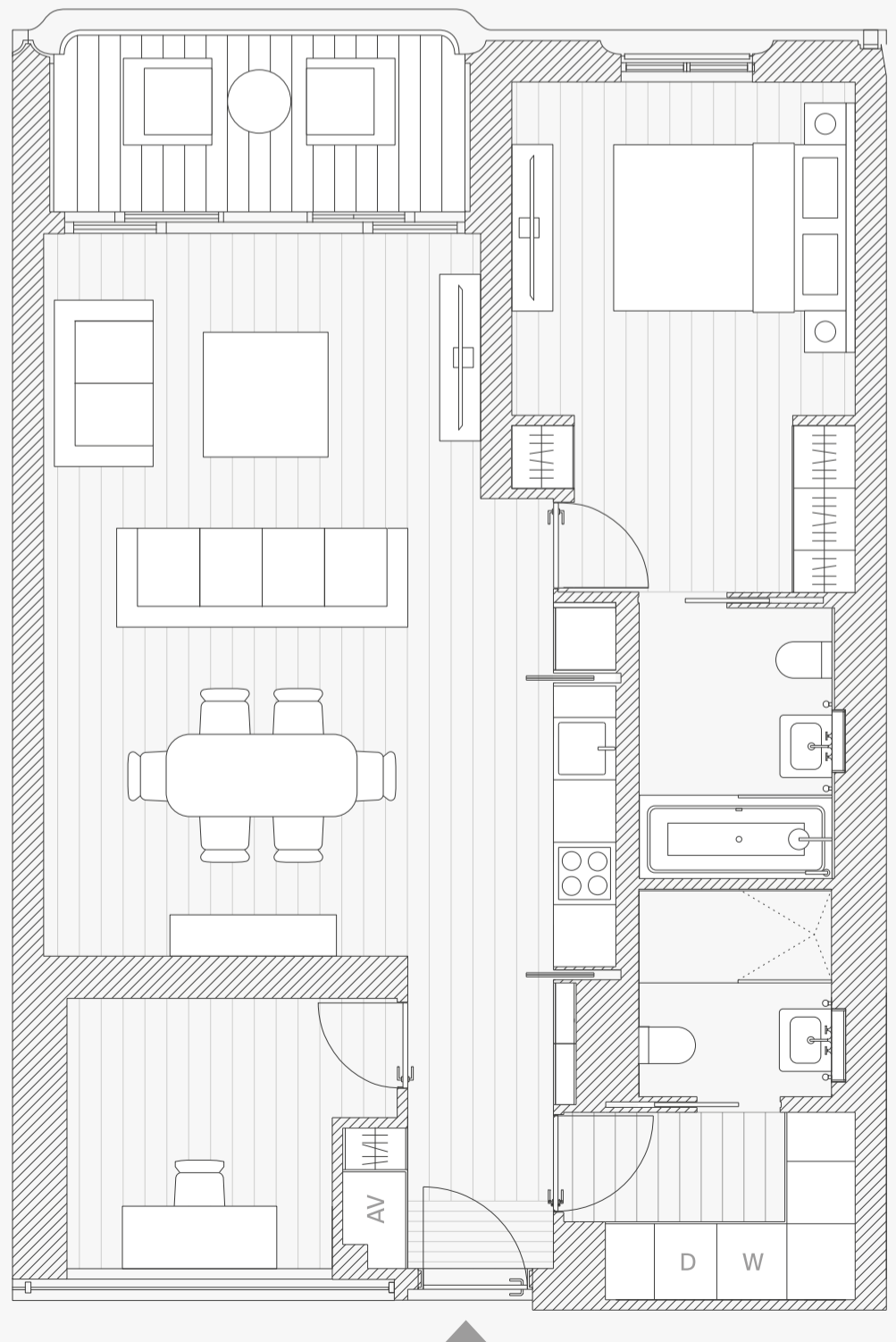
1 Bedroom Apartment & Study



Floors 1, 2 & 3



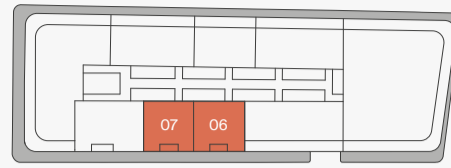
Living/kitchen/dining	4.9m × 6.9m
Master bedroom	3.3m × 3.2m
Master bathroom	1.8m × 2.6m
Study	2.6m × 2.5m
Guest bathroom	1.8m × 2.0m
Total *	83.5m ²
	899sqft
Balcony *	6.0m ²
	60sqft



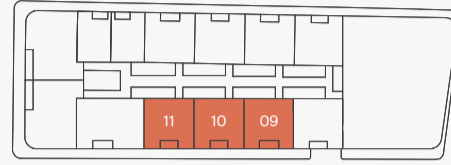


2 Bedroom Apartment & Study

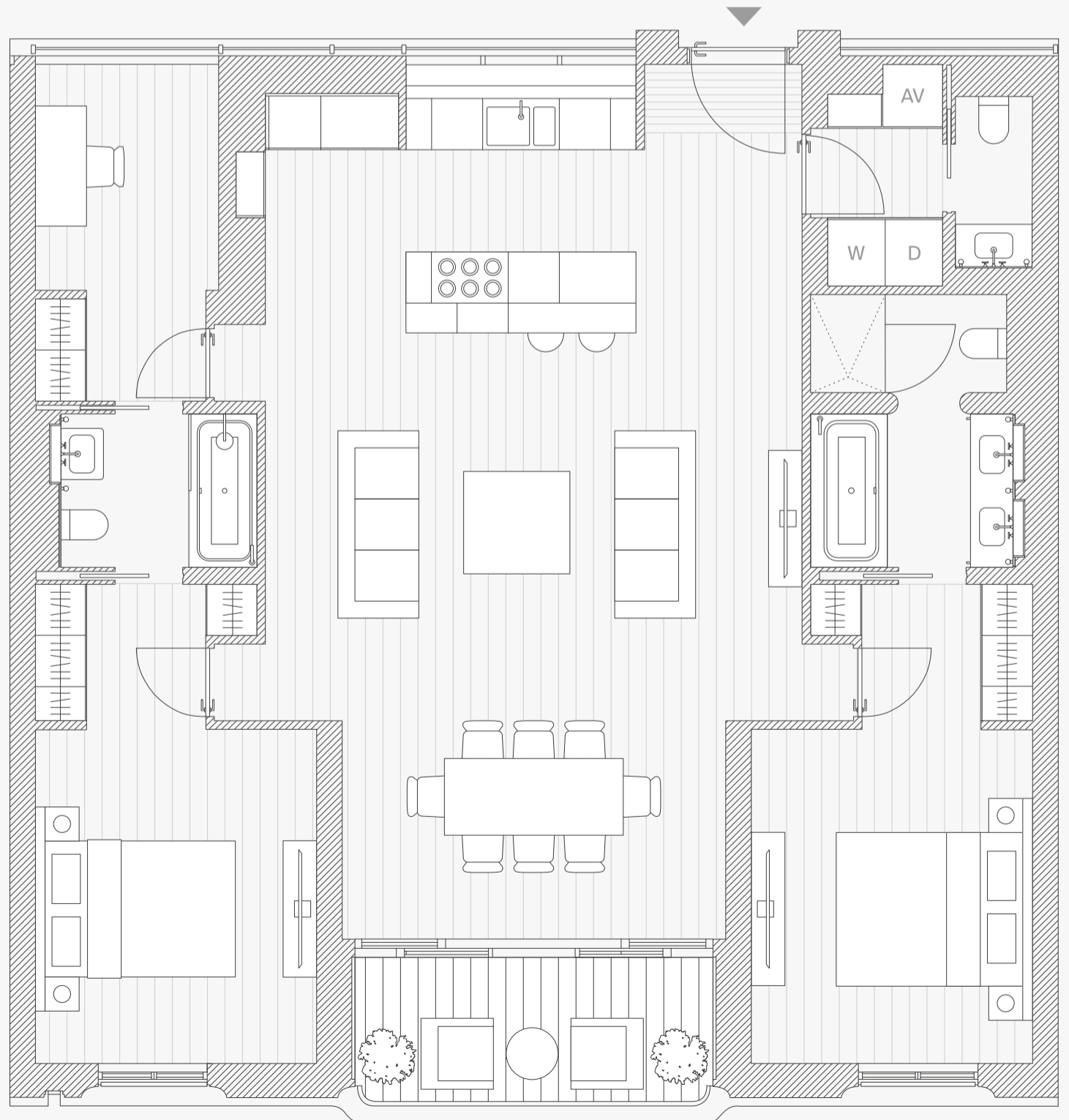
4th Floor



Floors 1, 2 & 3

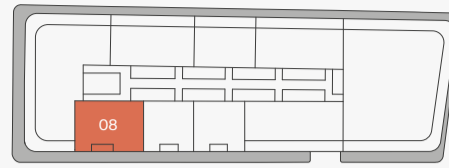


Living/kitchen/dining	6.3m × 10.0m
Master bedroom	3.3m × 3.9m
Master bathroom	2.4m × 3.2m
Bedroom 2	3.3m × 3.9m
Ensuite 2	2.3m × 1.8m
Study	2.1m × 3.9m
Guest bathroom	0.9m × 2.0m
Total *	130m ²
	1,399sqft
Balcony *	7.0m ²
	64sqft

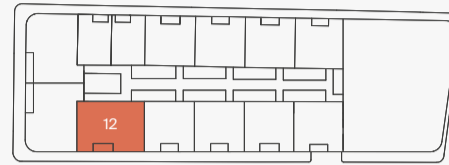




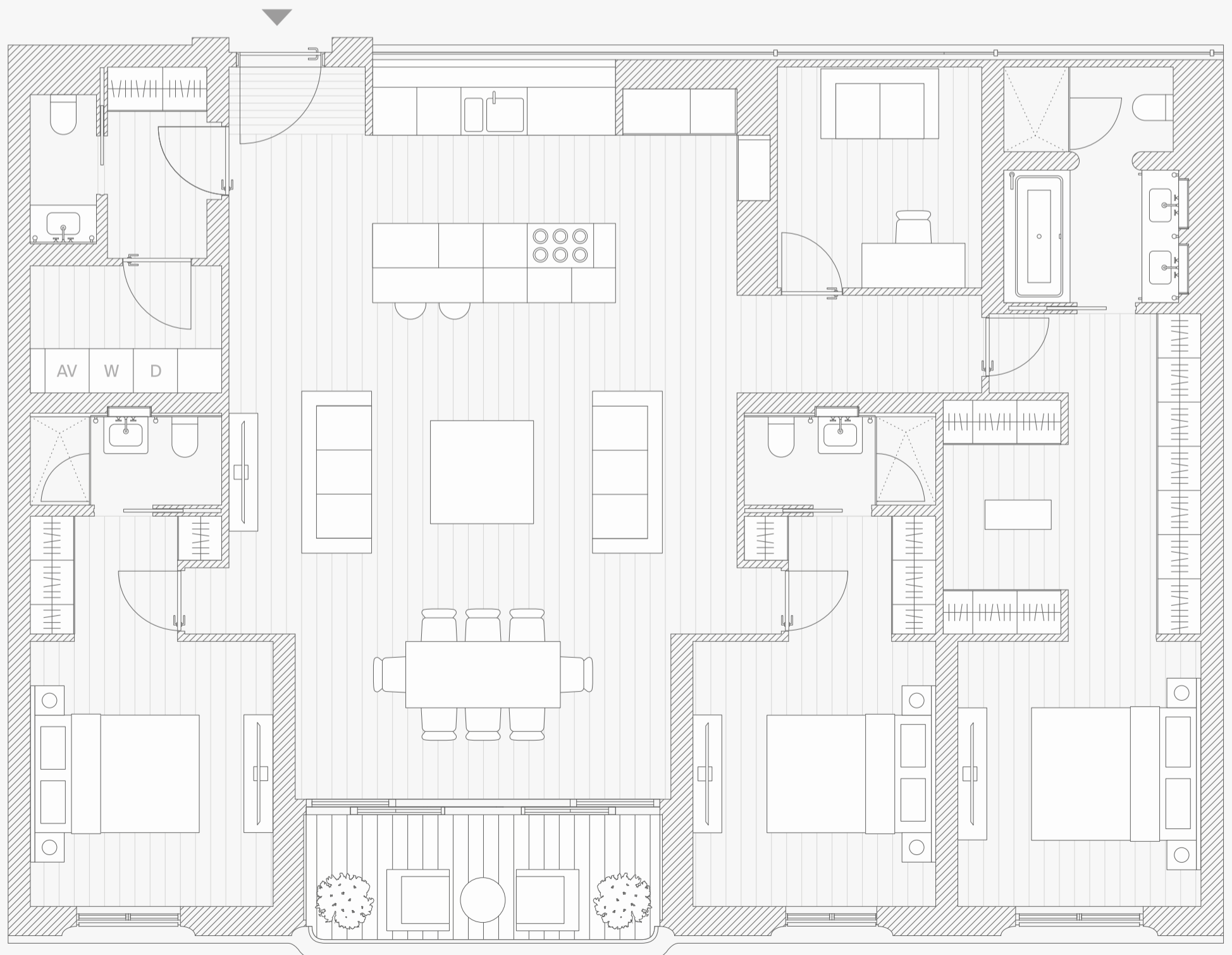
4th Floor



Floors 1, 2 & 3



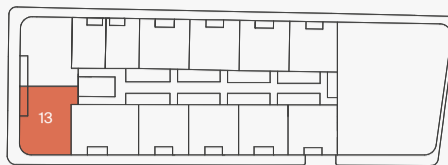
Living/kitchen/dining	6.9m x 10.0m
Master bedroom	3.3m x 8.0m
Master bathroom	2.4m x 3.2m
Bedroom 2	3.3m x 3.6m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.3m x 3.6m
Ensuite 3	1.2m x 2.6m
Study	2.8m x 3.0m
Guest bathroom	0.9m x 2.0m
Total *	174m ²
	1,873sqft
Balcony *	8.0m ²
	73sqft



3 Bedroom Apartment Type B



Floors 1, 2 & 3



Living/kitchen/dining	9.5m x 7.0m
Master bedroom	4.3m x 8.2m
Master bathroom	3.2m x 2.4m
Bedroom 2	3.3m x 3.8m
Ensuite 2	2.6m x 1.2m
Bedroom 3	3.3m x 3.8m
Ensuite 3	2.5m x 1.4m
Guest bathroom	1.7m x 1.9m
Total *	180m ²
	1,938sqft
Balcony *	10.0m ²
	104sqft



Specification Summary

Apartments

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system
- Cloak cupboards with integrated lighting and hanging rails (for 2 bedroom apartments cloak cupboard located in utility room and study)

Living areas

- Engineered oak timber flooring
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture in dining area
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power in centre of room in addition to wall sockets
- Solid brass ironmongery in brushed nickel finish
- Recessed curtain or blind box with potential for remote control

Kitchen

- Engineered oak timber flooring
- Luxury contemporary kitchen featuring grey composite stone worktops
- Stainless steel undermount double sink
- Miele oven, induction hob, microwave, dishwasher, integrated glass-fronted wine fridge, 90cm Gaggenau fridge/freezer (60cm Gaggenau fridge/freezer in 1 bedroom apartments)
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage

Utility room / area

- Separate integrated Miele washing machine and vented tumble dryer
- Matt lacquered cloak cupboard with integrated lighting and hanging rails

All bedrooms

- Engineered oak timber flooring
- Bespoke matt lacquer full height floor to ceiling wardrobes with integrated shelving and hanging rails
- Underfloor heating
- Fan coil unit comfort cooling and ventilation
- Recessed curtain or blind box with potential for remote control

Master ensuite bathrooms

- Single or double sinks, undermounted with marble vanity top and timber fronted drawers
- White steel enamel bath, undermounted with marble top and surround
- Walk in shower with overhead and hand showerheads; full height marble surrounds
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Dornbracht mixers, taps and showers in brass with a platinum matt finish
- Mirror fronted wall cabinets with demist feature to mirrors and signature wall lights; interiors fitted with shelving, 2 shaver points, 2 USB points and integrated lighting
- Warm wall with brushed stainless steel towel rails
- Underfloor heating
- Cove lighting
- Ceiling extractor system

Ensuite bathrooms

- Undermount sink with marble vanity top and timber fronted drawers
- Either: White steel enamel bath, undermounted with marble top and surrounds; shower and shower screen
- Or: Walk in shower with overhead and hand showerheads; full height marble surrounds
- Dual flush WC with concealed cistern
- Honed marble floor tiling
- Dornbracht mixers, taps and showers in brass with a platinum matt finish
- Mirror fronted wall cabinets with demist feature to mirrors and signature wall lights; interiors fitted with shelving, shaver point, USB point and integrated lighting
- Warm wall with brushed stainless steel towel rails
- Underfloor heating
- Cove lighting
- Ceiling extractor system

Powder rooms

- Undermount sink with marble vanity top and timber fronted drawers
- Mirror with integrated signature lighting
- Dual flush WC with concealed cistern
- Honed marble floor tiling
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- Underfloor heating
- Recessed downlights
- Ceiling extractor system

Systems

- Stand-alone system of interlinked smoke alarms, mains operated with battery back-up
- Residential sprinkler system with concealed heads
- Independent AV cabling infrastructure for speaker, IT and TV distribution cabling, including common AV requirements
- High speed fibre optic connection infrastructure directly into each apartment for data/telephone
- Home automation system with controllable touch panels/push buttons where applicable
- Lighting control system where applicable
- Wiring for Sky Q in equipment cupboard with outlets in each room
- Wiring for control point with KNX panel

Balconies / verandas

- Bronze coloured signature cast aluminium metal work and balustrades
- Composite timber decking
- Power outlet
- Wall-mounted lighting

Common Areas

Reception

- Entrance canopy leading from drop off along Aybrook Street
- 24 hour concierge

Courtyard

- Natural stone paved courtyard with stone planters containing silver birch trees and shrubs
- Reflecting pool
- Scene set lighting to planting and pool
- Upper level bridges with glazed balustrades and timber handrail
- Timber front doors to apartments via bridges

Lifts

- 2 passenger lifts, each with glazing, offering views along the courtyard
- Separate goods lift for furniture and bulk items

Car park

- Secure residents' parking
- Separate secure residents' bicycle parking area

Developer

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