



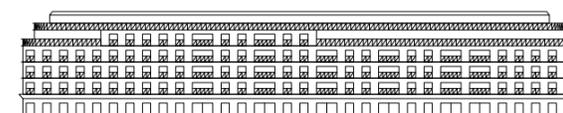
# Marylebone Square

LONDON W1



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**The scale of a full city block**

With its full city block setting, Marylebone Square is a rare chance to develop a bold and beautiful building on a piece of prime, storied real estate in a district rich in culture and history. Bound by Aybrook, Moxon, Cramer and St. Vincent Streets, Marylebone Square is reintroducing a long-lost local street pattern to the area.

# A Rare London Find

What is it about Marylebone? Perhaps it's the elegance of its architecture and the charm of its boutiques and eateries – or the surprising tranquillity of its tree-lined streets, a world away from the bustle of nearby Oxford Street. In the end, it might be the sense of community and leisurely pace of life that sets this neighbourhood apart. As the city buzzes with its busy schedules, Marylebone takes its time – savouring sit-down coffees in local cafés and loungy lunches in the park.

It's easy to forget you're just a short stroll away from transport hubs, tourist attractions and all the trappings of big city life. As you find yourself idling around the shops on chic Chiltern Street, exchanging hellos with the butcher at the Ginger Pig or sunbathing in a quiet corner of Paddington Square Gardens, you quickly realise that this is a place where people actually live – not just commute to, pass through, or visit for a few hours a day.

Essential services like schools and surgeries comfortably sit alongside fine dining restaurants and stylish boutiques. It's a neighbourhood where you can buy a loaf of sourdough bread and a designer handbag on the same trip.

At the heart of this scene lies Marylebone Square, a collection of 54 high-end apartments, carefully chosen boutiques and restaurants, and a versatile community hall. A modern take on a traditional London mansion block, this is refined London living at its very best. Offering classic yet contemporary design, and an authentic village feel – right in the city centre.

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





# The Story of a Treasured Site

## The farmers' market

Every Sunday, as many as 40 fresh produce stalls come together to form Marylebone Farmers' Market.

**“Marylebone Square will reinstate a lost street pattern and inject life back into a rare and unique space.”**

## Finding the perfect match

Plans were denied, and proposals rejected: some didn't complement the area's architectural landscape, while others didn't cater to local needs. A particular kind of venture was required to realise its true potential and reinforce the vibrant, village-like character Marylebone is renowned for. With its proposal to preserve the local farmers' market in a versatile community hall – and offering a unique selection of boutiques, restaurants and residences – Marylebone Square was the perfect fit.

## The missing piece

As Marylebone has evolved, from a once-scruffy village to a rekindled urban neighbourhood, one thing has remained a constant: its sense of community. But for the past five decades, a crucial part of its urban fabric has been left bare. The transformation of this site, from an empty urban space to a sensitively designed, desirable neighbourhood square, presents a rare opportunity for residents, businesses and the local community. Marylebone Square, in all its understated glory, will not only reimagine the classic London mansion block but it will also reinstate a lost street pattern and inject life back into a sought-after and unique space.

For a piece of once noble land in Central London to remain unclaimed is unheard of. Yet, for the past five decades this prime spot at the heart of Marylebone has been left untouched. Surrounded by lively streets loaded with tales of past generations, this preserved patch of land – taking up the space of an entire city block – has its own story to tell.

## An unusual provenance

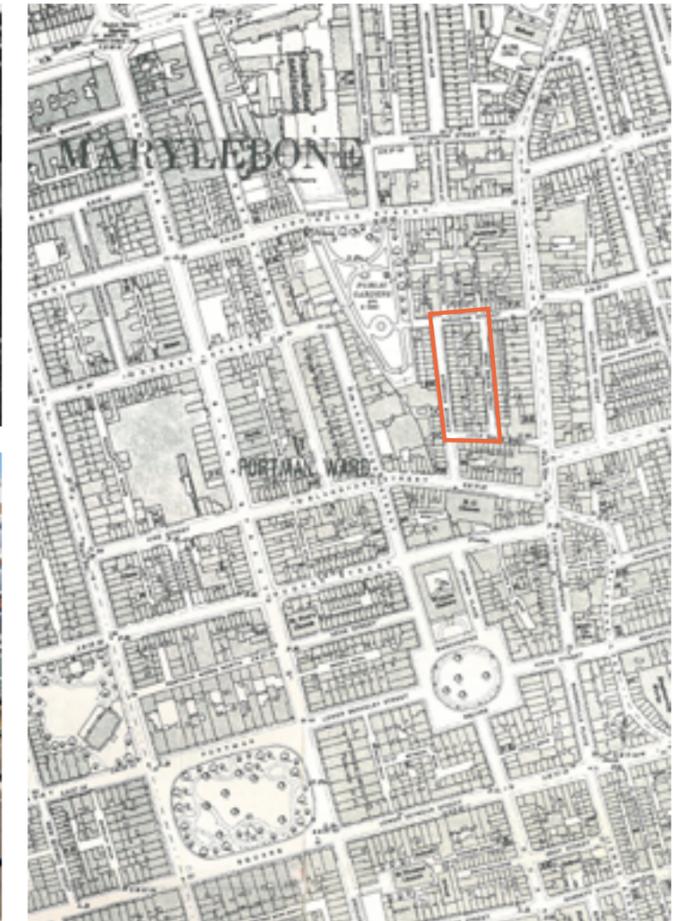
It all began in 1966 when London County Council took ownership of the land that, at the time, was home to a block of terraced Victorian houses. Before this, it belonged to The Howard de Walden Estate that to this day are still freehold owners of most Marylebone buildings. After a compulsory purchase order to build a primary school for the community was issued, the terraced Victorian houses were knocked down. However, much to the dismay of the neighbourhood and the estate, the school was never built.

## Frozen in time

Caught up in years of debate and deliberation – and passed from one bureaucratic organisation to the other – the land remained empty. A natural gathering place at the heart of the community, it became the home of the local farmers' market – and was otherwise used as a commercial car park. In 1991, it was passed on to Westminster City Council on the condition that the land could not be sold before 31 August 2011 without explicit permission from the Secretary of State for Education.



**Back to the neighbourhood**  
The Marylebone Square development hopes to capture the spirit of the terrace that once stood here and was demolished in 1966.



**A new nobility**

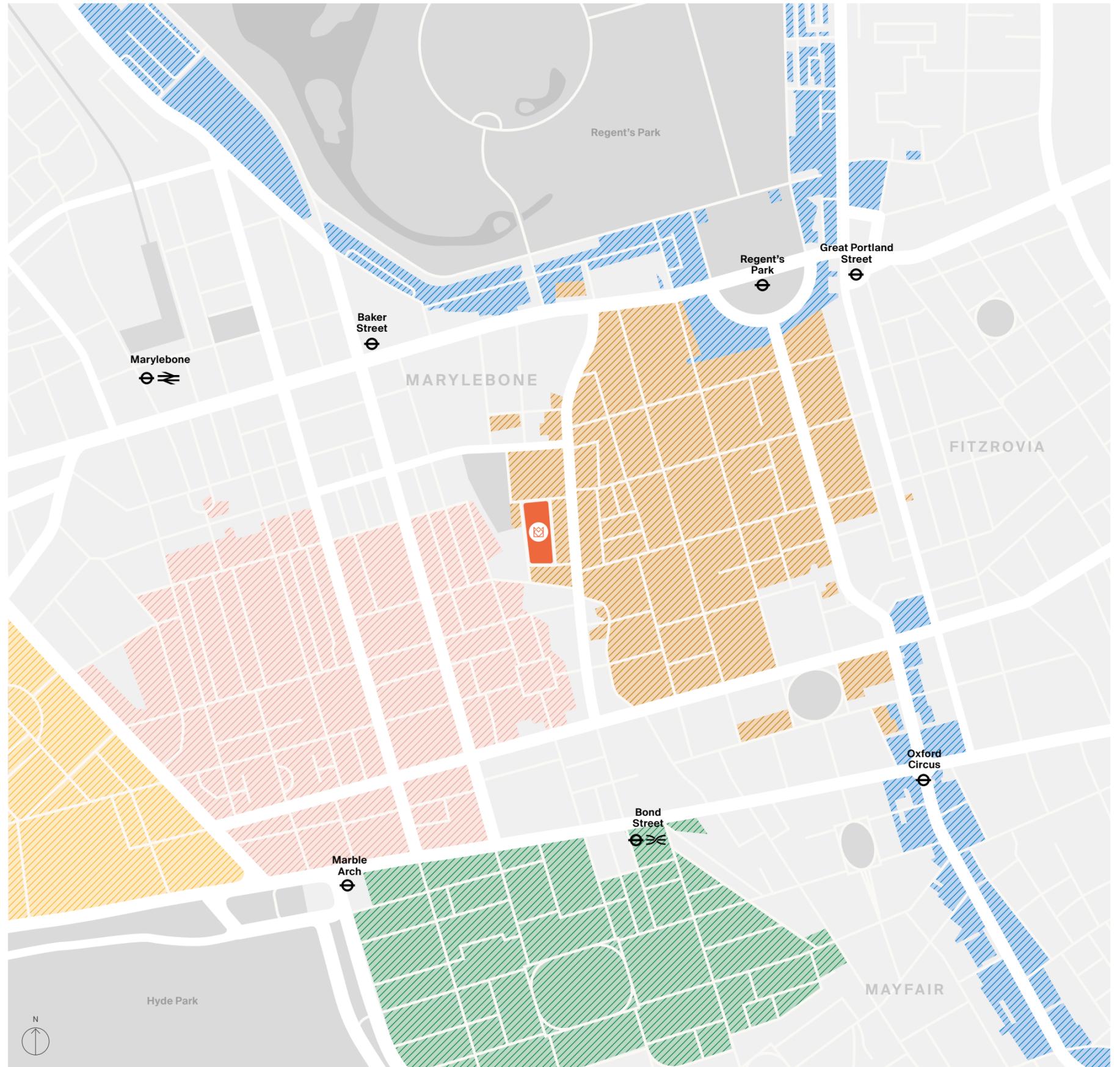
Half a mile south-west of Marylebone Square, you'll find The Grazing Goat pub, whose name forms an unlikely clue to the story of the district. This area was once hundreds of acres of farmland making up the Portman Estate, first acquired by Sir William Portman, Lord Chief Justice to Henry VIII, in 1532. To this day, much of Central London's most sought after real estate is owned by five aristocratic families whose claims date back to a time when the land stretching beyond the narrow, twisting streets of Tudor London was meadow and pasture.

Today, the story of Marylebone is still being told. In Marylebone Square, there is a new chapter being added to the story of London. This tract of the most treasured turf in the city has until now remained unclaimed. The site lies between the Portman Estate to the west and the Howard de Walden Estate to the east. Marylebone Square captures the grandeur of its surroundings, while maintaining the sensitive approach to stewardship characteristic of the area's famous landlords.

**“In Marylebone Square there is a new chapter being added to the story of London.”**

**Central London estates**

-  Howard de Walden
-  Portman Estate
-  Crown Estate
-  Hyde Park Estate
-  Grosvenor Estate



# An Enduring Charm

At the turn of the 18th century, while the gentry resided in Georgian mansions in Portland Place, the Moxon Street area – ironically known as Paradise Street – was a dark maze of courts, narrow lanes and rickety houses. Yet, even as an underprivileged pocket of town, it had a special appeal. From popular social spots to leading educational institutions, it has always been a place that brings people together, providing residents with everything they need – right on their doorstep.

## A social hub

Over the years, the streets have played host to everything from unexpected retreats to fashionable lodges. Nestled between Paddington Street and Moxon Street was The Grotto, a popular curiosity exhibiting intricate shell-work and a cold bath fed by a natural spring. To the east of the high street was the Rose of Normandy pub, which had been famous since the Stuart era for its bowling greens. In 1738, the landlord set up a pleasure garden, which grew into an eight-acre plot of land later known as Marylebone Gardens. It was a popular place for London's wealthy to promenade and listen to commissioned works by Handel and Arne.

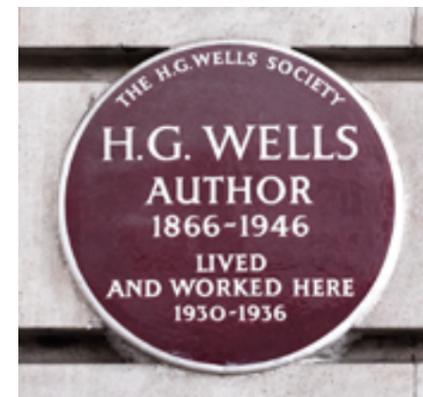
**A golden postcode**  
A hidden pocket of W1, Marylebone is a disarming mix of relaxed and traditional.



**“Paul McCartney and John Lennon wrote ‘Yesterday’ in the attic of 57 Wimpole Street.”**

## Top of the class

Since the mid-18th century, Marylebone has been home to a diverse range of educational institutions. In the 1750s, the Parish charity school was built on the corner where Moxon Street meets Marylebone High Street, while the St. Marylebone Day School of Instruction and Industry stood a few doors down. Today, some of London's most outstanding schools can be found in the neighbourhood, including independent all girl school Queen's College, private performing arts school Silvia Young Theatre School and the renowned Royal Academy of Music.

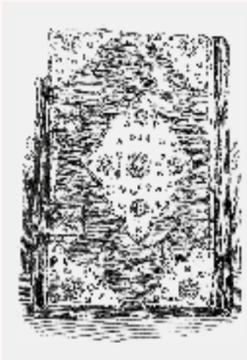
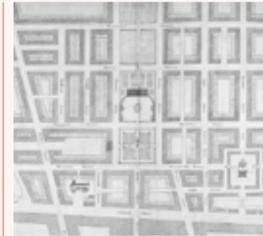


## Inspiring creative minds

Many famous names have graced these streets. Prime Minister Winston Churchill enjoyed a brandy over the road at the Gunmakers pub. British literary giant Charles Dickens wrote *A Christmas Carol* during his time at Devonshire Terrace just up the road; while Paul McCartney and John Lennon wrote 'Yesterday' in the attic of 57 Wimpole Street. Marylebone's musical past is still apparent today – each summer, the annual music festival is held at various locations around the neighbourhood, luring artistic talent from all over the world.

**Rich in culture**  
Bowie lends his cool to Marylebone's Manchester Square in 1965.

# Marylebone Through the Years



“With a French influence, the area became known as St-Mary-la-Bourne.”



**1086**

**WHERE IT ALL BEGAN**  
The earliest reference to the Marylebone area is in the *Domesday Book*, which mentions two Manors – Tyburn to the east and Lilestone to the west.

**1400**

**ALL IN A NAME**  
A church, named after St. Mary the Virgin, is built on the bank of the river Tyburn. Over time, the area became known as St-Mary-la-Bourne, which became the ambiguously pronounced Marylebone.

**1544**

**FIT FOR A KING**  
Henry VIII acquires the northern half of the Tyburn estate, using the land as a deer park and the manor as a hunting lodge. The fields and woods where he hunted are now known as Regent’s Park.

**1715**

**A GRID FOR GOOD**  
Lady Henrietta Cavendish Holles and her husband, Edward Harley, commission John Prince to lay plans to convert Marylebone into the grid of fashionable tree-lined streets that we see today.

**1853**

**A NATIONAL HEROINE**  
Before she was called to the Crimean War, Florence Nightingale was a superintendent at the Establishment for Gentlewomen at 1 Harley Street.

**1860**

**A MEDICAL MARVEL**  
Doctors begin to set up practices on Harley Street, which would later become home to some of the most well-known medical and cosmetic surgery practices in the world.

**1900**

**A LOCAL TREASURE**  
The Wallace Collection opens its doors to the public, displaying one of the finest and most celebrated collections of 18th and 19th-century art in the world.

**1932**

**A MEDIA HUB**  
Designed by G Val Myer, the BBC’s first purpose-built broadcast centre is built on Portland Place.

**1960**

**A FAMOUS BACKDROP**  
The record company EMI based its headquarters at 20 Manchester Square. Iconic images such as the cover of The Beatles’ debut album, *Please Please Me*, were shot at this famous dwelling.

**1968**

**SAVING LIVES**  
The UK’s first heart transplant is successfully carried out at the National Heart Hospital in Marylebone.

**2003**

**BRINGING THE COMMUNITY TOGETHER**  
Moxon Street’s first farmers’ Market takes place. Over the years, it has become one of London’s biggest farmers’ markets, putting Marylebone on the map.

**2018**

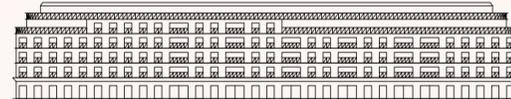
**WORK BEGINS**  
Work on the Marylebone Square development commences.



“Harley Street became home to some of the most well-known medical and cosmetic surgery practices in the world.”



“Iconic images such as the cover of The Beatles’ debut album, *Please Please Me*, were shot at this famous dwelling.”





“A building as lyrical and traditional as it is practical and contemporary.”

#### A sense of identity

In an area that has seen a lot of change, we're bringing back a real sense of place with Marylebone Square.

## What Makes a Building a Home?

It's more than smart design, intricate architecture and modern facilities. It's a sensitive addition to a sophisticated neighbourhood, a perfect blend of simplicity and intricacy and the contrast of time-honoured craft and contemporary comfort.

# Contemporary Georgian

Known for its distinctive red-brick Georgian architecture, Marylebone is a district that has carefully preserved its past – and Marylebone Square is a sensitive addition. A contemporary interpretation of a classic London mansion block, it blends into its historic home with a subtle modernity that enhances its surroundings. Externally, the building is a rich palette of glazed terracotta, with intricate yet robust cast metal balustrades adding a European sensibility to the design. “It was designed with a singular vision,” says lead architect Simon Bowden, “so it has a cohesive quality – and a distinct character that’s strengthened by the robustness of the natural materials.”

Small details – from handrails to shop fronts – celebrate traditional architectural craftsmanship and an eye for detail. “We wanted to use technology and engineering to reintroduce old craft into a contemporary production,” says Simon. “The balustrades were produced by a local foundry and reintroduce an architectural aspect that is hundreds of years old.”

The signature feature is an intricate lantern frieze that runs along the edge of the terraced penthouses. In keeping with the building’s considerate approach, this is a modern interpretation of a traditional frieze, seen on iconic London buildings such as The Royal Albert Hall and grand Georgian terraces. A pattern of intersecting musical waves, the design is inspired by Marylebone’s long-established connection with music and performance – from The Pleasure Gardens to The Royal School of Music to the iconic recording studio EMI.

Marylebone Square sits at the heart of the neighbourhood with a graceful, eye-catching presence. Slotting into its historic context, it brings a 21st-century sensibility to residential architecture in London.

#### Life in a modern classic

From grand Georgian terraces to the Royal Albert Hall, the architects of Marylebone Square were inspired by the rich history and culture of the area to create a building as lyrical and classical as it is practical and contemporary.



**Rich with detail**

The building is a celebration of intricate craftsmanship and high-quality, robust materials. The distinctive lantern frieze and cast metal balustrades are both signature elements of the building's aesthetic, and tactile, functional parts of its everyday use.





**“A nod to London’s oldest and finest hotels, a generous canopy defines the entrance to Marylebone Square.”**

**A warm welcome**

A nod to London's oldest and finest hotels, a generous canopy defines the entrance to Marylebone Square. As you step inside, you are welcomed by an elegant palette of stone, timber and bronze. A desk made of York stone is home to a friendly 24-hour concierge who's always on hand to help. Beyond the lobby is a glimpse of plants and trees, inviting guests to wander into the brightly lit courtyard. This is a calm and relaxing environment that sets the tone for the rest of the building.

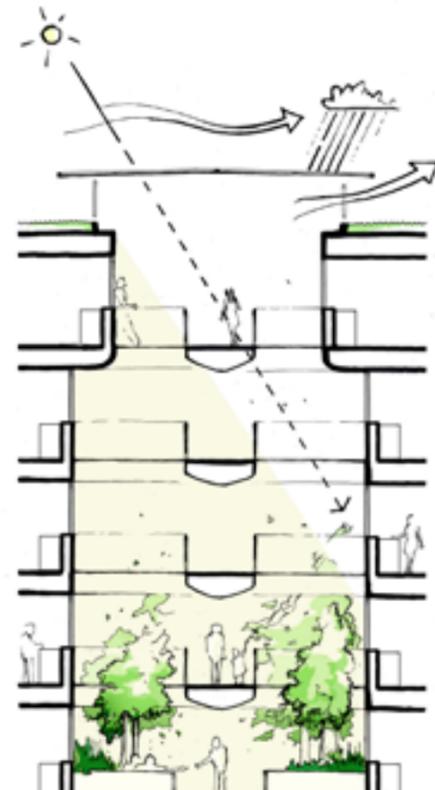
**At one with nature**

Panoramic glazed lifts take guests up from the lobby to their floor, providing views of the open courtyard as they rise. The tall birch trees reach as far as the third floor, meaning there is always greenery close to home.

A glorious five-level, glass-canopied courtyard forms the architectural centrepiece of Marylebone Square, welcoming in sunlight and protecting you and your neighbours should the weather turn.

Paved with granite and lined with tall-stemmed, silver birch trees, the airy atrium garden is your sanctuary away from the hubbub. An elliptical lily pond reflects the sky and breezeways, contributing to the sense of solace and quietude.

A state-of-the-art airflow system maintains fresh circulation between the mansion's galleria, apartments and outside. Your move from the sun-kissed London streets to the dappled space of the courtyard to the comfort of your private rooms becomes a seamless transition and daily delight.





**“An open yet intimate space  
that you are invited to make  
your own.”**

A branching system of breezeways forgoes the need for internal corridors at Marylebone Square. A glazed lift will take you from the reception to your floor, giving you a view of the courtyard below as you pass along the walkway to your apartment. Your entrance comprises a semi-private front porch, providing an open yet intimate space that you are invited to make your own.



# Designed for Modern Comfort, Inspired by Classic Details

For ambitious individuals, well-heeled couples or growing families, Marylebone Square is the perfect home for those looking for high-quality living in a comfortable environment. Refined, elegant and intuitively designed, the apartments and penthouses are generously spacious yet warmly intimate. Floor-to-ceiling windows and glass sliding doors mean the living space is always aglow with natural light – and the airy, open-plan layout makes it an ideal place for get-togethers. Ranging from one-bed to three-bed layouts, spaces are tailored to occupants – making each space an inimitable home.



#### A lasting quality

High-quality, natural materials such as oak flooring, bronze-coated windows and stone counter tops offer an elegant and timeless quality. With windows on the street side and facing the courtyard, the apartment is illuminated with natural light all day. All your functional needs – from lighting to underfloor heating – are seamlessly integrated into the design.



“Refined, elegant and intuitively designed, the apartments and penthouses are generously spacious yet warmly intimate.”



**Inside/outside living**  
 Towering glass doors open out onto a generous, private veranda, creating a natural fluidity between the inside and outside living experience. The signature cast-metal balustrades are a key feature of the architectural façade, and a rich and robust addition to the elegant living space.



**Private view**  
Sliding doors open out onto private verandas, giving a true sense of inside/outside living.





**A calming oasis**

The bedroom is spacious and elegantly crafted using high-quality natural materials. Floor-to-ceiling glass doors open out onto a private balcony, which invites an influx of natural light into the room. For an early morning coffee or a late evening wind-down, it's the perfect place to relax.

**Understated elegance**

The bathroom features an exquisite marble-clad curved wall, which is characterised by its dappled grey surface and intricate fluting detail. Bespoke walnut vanity units and nickel brassware complement the marble and stonework, creating a functional yet luxurious space.



# All in the Detail

## 1 and 5. Marble tiling

Master bathroom walls will feature Salvatori's elegant, dappled Gris du Marais French marble. Inspired by the fluting found in ancient Roman plaster, the parallel lines of the 'Infinito' finish bring out all the nuances of the stone's natural grain.

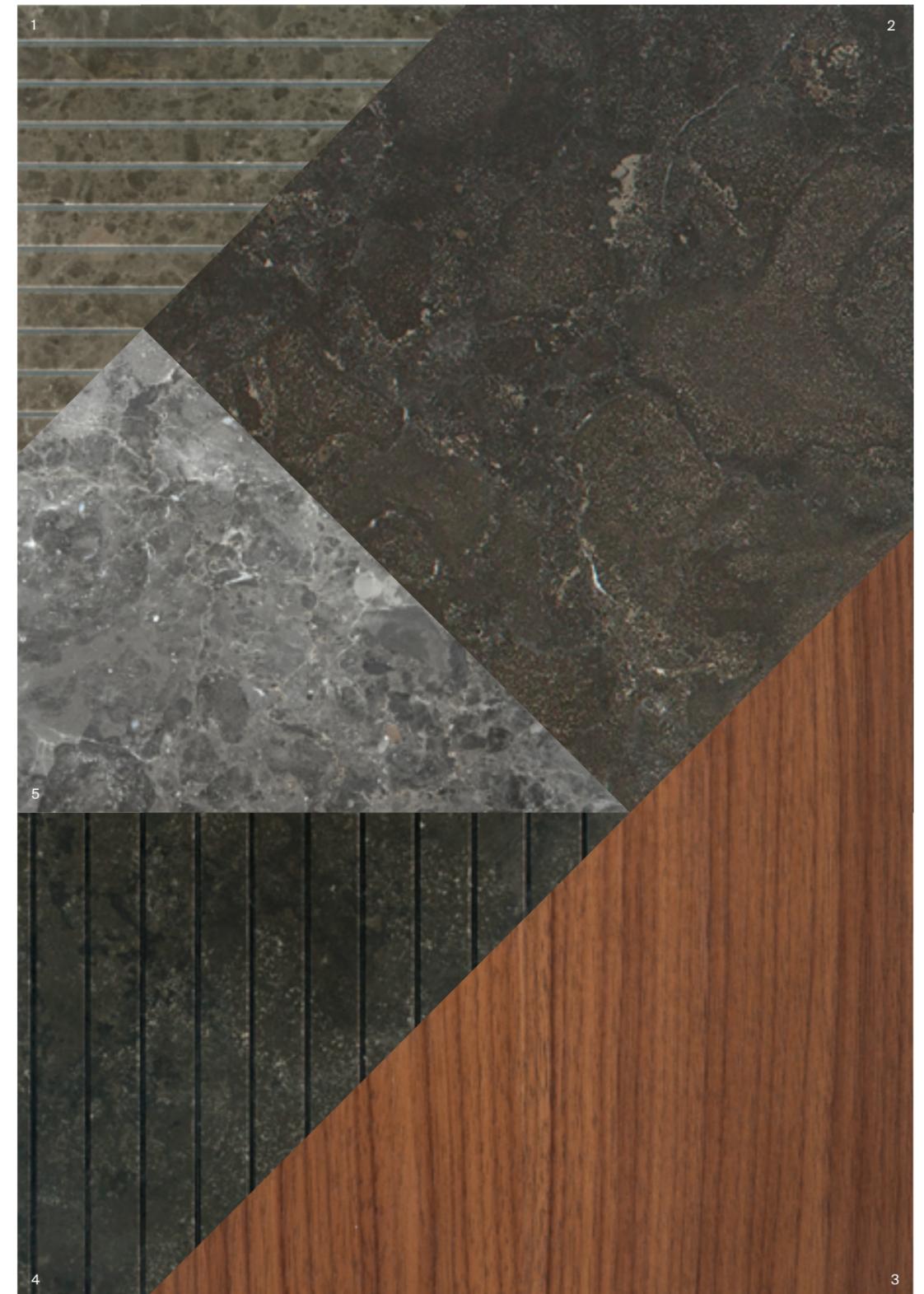
## 2 and 4. Salvatori limestone

Pietra D'Avola is a dark, elegant limestone whose natural hues range from grey-brown to almost black. Pietra D'Avola is characterised by its whitish lines and small splashes of colour due to the presence of quartz.

## 3. Salvatori walnut veneer

Appearing across vanity units in bedrooms and bathrooms, the grain detailing and rich colours of the veneer add warmth and depth to interior spaces.

Marylebone Square is made from the highest-quality, natural materials. Luxurious yet practical, they are durable, timeless and quietly confident. The signature element of the architecture is the cast-metal balustrades, crafted by a local foundry. In the kitchen and bathrooms, you'll find a classic French marble, its delicate grooves and subtle copper veins elevating the interiors to give it a classic feel. Vanity units in the bathrooms and bedrooms are made of a rich walnut veneer, adding warmth and depth to the design. To create a calming atmosphere, the courtyard is filled with plants, which, together with a stream of natural light, bring the space to life. Whether carefully chosen or exquisitely crafted, at Marylebone Square it's the small details that make a difference.



# A Place to Call Home



To feel a sense of belonging, you need a community: a well-stocked local grocer where you can pick up last-minute ingredients; a favourite restaurant that welcomes you like family; or a friendly barber at the end of the street. Marylebone has it all. Community get-togethers – whether it’s the farmers’ market on a Sunday or an outdoor concert at Manchester Square – mean that getting to know your neighbours is easy. And for the more functional side, a plethora of outstanding schools and some of London’s most prestigious medical practices all sit within walking distance.

The characterful red-bricked façade is the perfect backdrop for this charming neighbourhood. With a soothing buzz that runs through the streets, it’s a place to relax, explore and make a living.

**The neighbourhood**

From lively al fresco dining to the quiet of Paddington Square Gardens, Marylebone has a pace and charm all its own.

“A soothing buzz runs through the streets of Marylebone – it’s a place to relax, explore and make a living.”



# Getting to Know the Neighbourhood

From the most talked-about butcher in London to an iconic Edwardian bookstore, Marylebone has a long list of must-visits. Let's take a look at the very best it has to offer.



## The Langham

For your guests who like to do their own thing, The Langham is just few streets from Marylebone Square. Opened in 1865, it was Europe's first grand hotel, and today is a London icon, famed for its royal guests and as the birthplace of traditional afternoon tea.



## Regent's Park

A sea of 12,000 roses, boats on the lake and the cry of a golden-cheeked gibbon. It's all a ten-minute walk away in your local royal park. If you fancy the wander up to Primrose Hill, it is one of the most spectacular views in London.



## Cire Trudon

Established in Paris in 1643, Cire Trudon is the world's oldest candle maker. It recently opened its first boutique outside France in Marylebone. This enchanting shop on Chiltern Street is typical Marylebone: exquisite, traditional and unlike anywhere else in the city.

## Ginger Pig

Your neighbourhood butcher is perhaps the most beloved in the city. For 25 years, the Ginger Pig's farm in North Yorkshire has produced its own cattle, pigs and sheep. Londoners make the pilgrimage across town for the handmade sausages and hand-salted gammon, but for Marylebone locals the Ginger Pig is just a stroll away.

**“For Marylebone locals that choice cut is just a stroll away.”**

## La Fromagerie

Next door to the butcher's, there is another of life's essentials: an award-winning cheesemonger. La Fromagerie is the vision of Patricia Michelson, whose shop doubles as a tasting café promising to pair your favourite cheese with the perfect wine. What better way to pass an afternoon?

**“A tasting café promising to pair your favourite cheese with the perfect wine – what better way to pass an afternoon?”**



## Rococo Chocolates

Founder Chantal Coady's "dangerous passion" for chocolate is apparent in every gorgeously wrapped confection in this delightful emporium.



## Aspinal of London

As the leaves turn gold on the trees of Paddington Square Gardens, and your thoughts turn to warmer climes, this might be the time to treat yourself to a new suitcase. Aspinal of London offers only the most refined luxury leather goods.



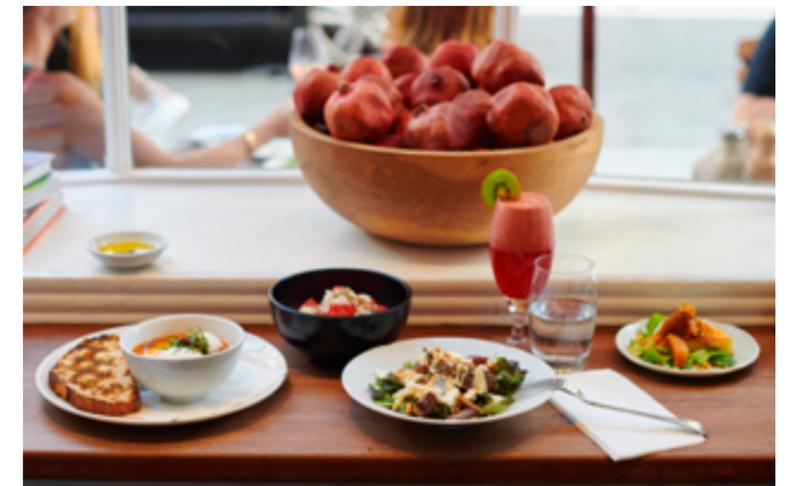
## Conran Shop

Your beautiful, modern space deserves to be furnished with only the most iconic examples of contemporary design. The Conran Shop, on the nearby high street, is the ideal place to pick up a new piece of furniture or a delicious slice of cake.



## Salvatori

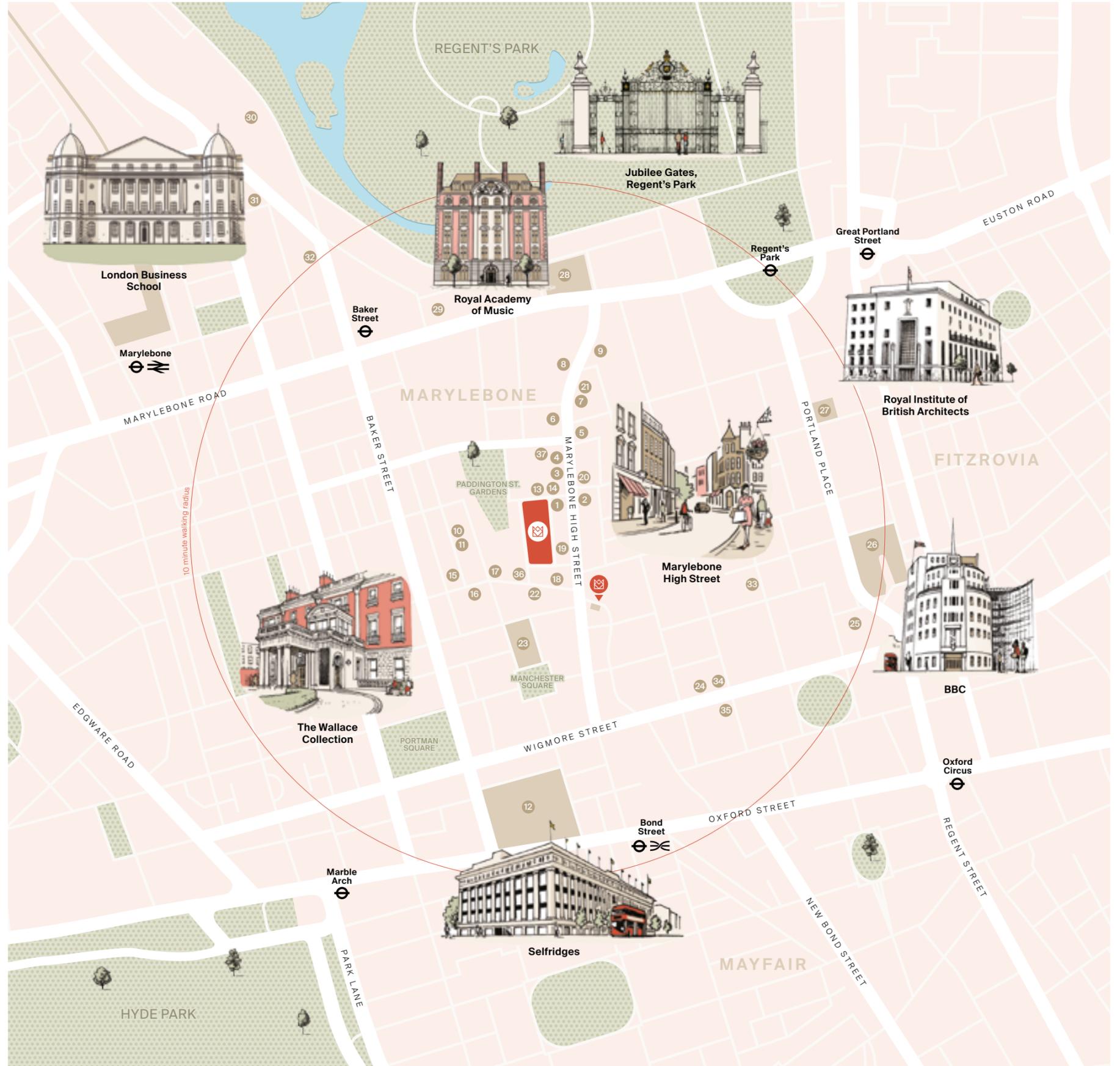
This showroom on Wigmore Street is a fascinating introduction to Salvatori's design philosophy; their transformation of stone into products as beautiful as they are functional.



## The Providores

Brought to you by Peter Gordon and Michael McGrath, The Providores and Tapa Room has been a trailblazer in the London restaurant scene for almost two decades. It introduced 'small plates' before the name was coined and was one of the city's first brunch venues.

At Marylebone, you are perfectly placed. Paddington and Euston stations are a short ride away, while Baker Street and Marylebone stations are right on your doorstep. Bond Street underground is a five-minute walk down the road, where the Elizabeth line will connect you to Heathrow Airport or Paris via the Eurostar. For an evening of entertainment, hail a cab to The Royal Opera House or to London's iconic West End – or for a spot of shopping Selfridges is your local department store. Weekend walks and relaxing summer evenings are always on the agenda with Regent's Park a stone's throw to the north, and Hyde Park to the south.



**Marylebone Square**

1 Moxon Street  
W1 4EP

**Retail**

- 1 Rococo Chocolates**  
3 Moxon Street  
W1U 4EP
- 2 La Portegna**  
26 Marylebone High Street  
W1U 4PJ
- 3 Skandium**  
86 Marylebone High Street  
W1U 4QS
- 4 Daunt Books**  
84 Marylebone High Street  
W1U 4QW
- 5 Pierre Marcolini**  
37 Marylebone High Street  
W1U 4QE
- 6 Lululemon**  
74-75 Marylebone High Street  
W1U 5JR
- 7 Aspinal of London**  
46 Marylebone High Street  
W1U 5HQ
- 8 Aesop**  
69 Marylebone High Street  
W1U 5JJ
- 9 Conran Shop**  
55 Marylebone High Street  
W1U 5HS
- 10 Cire Trudon**  
36 Chiltern Street  
W1U 7QJ
- 11 Cadenheads Whisky Shop**  
26 Chiltern Street  
W1U 7QF
- 12 Selfridges**  
400 Oxford Street  
W1A 1AB

**Food and drink**

- 13 Ginger Pig**  
8-10 Moxon Street  
W1U 4EW
- 14 La Fromagerie**  
2-6 Moxon Street  
W1U 4EW
- 15 Chiltern Firehouse**  
1 Chiltern Street  
W1U 7PA
- 16 Il Baretto**  
43 Blandford Street  
W1U 7HF
- 17 Clarette**  
44 Blandford Street  
W1U 7HS
- 18 Daylesford**  
6-8 Blandford Street  
W1U 4AU
- 19 The Providores**  
109 Marylebone High Street  
W1U 4RX
- 20 31 Below**  
31 Marylebone High Street  
W1U 4PP
- 21 Fischers**  
50 Marylebone High Street  
W1U 5HN
- 22 Trishna**  
15-17 Blandford Street  
W1U 3DG

**Design**

- 34 Salvatori**  
26 Wigmore Street  
W1U 2RL
- 35 Boffi Wigmore**  
25 Wigmore Street  
W1U 1PN

**Culture and miscellaneous**

- 23 The Wallace Collection**  
Manchester Square  
W1U 3BN
- 24 Wigmore Hall**  
36 Wigmore Street  
W1U 2BP
- 25 The Langham**  
1C Portland Place  
W1B 1JA
- 26 BBC**  
Portland Place  
W1A 1AA
- 27 Royal Institute of British Architects**  
66 Portland Place  
W1B 1NT
- 28 Royal Academy of Music**  
Marylebone Road  
NW1 5HT
- 29 Madame Tussaud's**  
Marylebone Road  
NW1 5LR
- 30 London Business School**  
26 Sussex Place  
NW1 4SA
- 31 Francis Holland School**  
Ivor Place  
NW1 6XR
- 32 Sherlock Holmes Museum**  
221b Baker Street  
NW1 6XE
- 33 Queen's College**  
43-49 Harley Street  
W1G 8BT
- 36 Plain English**  
28 Blandford Street  
W1U 4BZ
- 37 Farrow & Ball**  
64-65 Paddington Street  
W1U 4JG

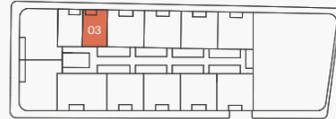
**“Designed with  
a singular vision.”**

# **Floor Plans**

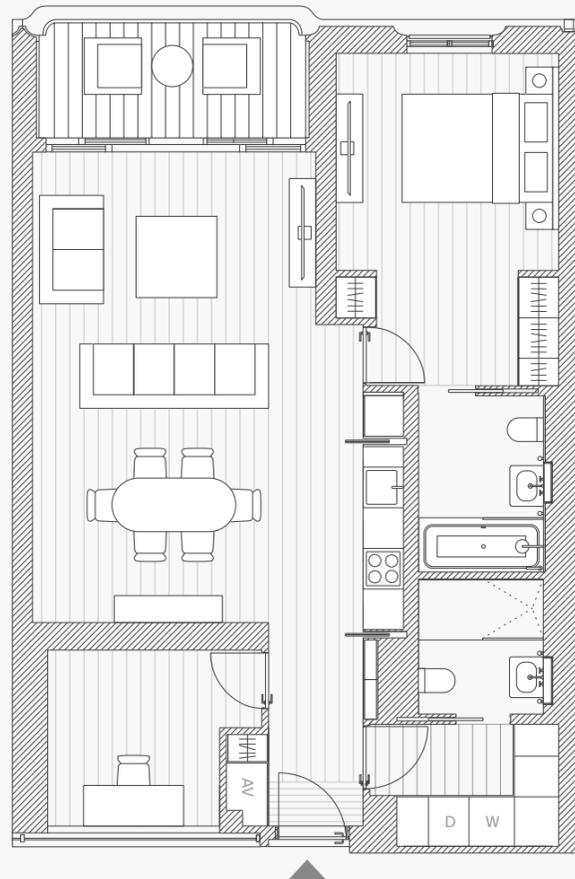
# 1 Bedroom Apartment & Study



Floors 1, 2 & 3



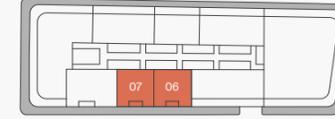
Living/kitchen/dining	4.9m x 6.9m
Master bedroom	3.3m x 3.2m
Master bathroom	1.8m x 2.6m
Study	2.6m x 2.5m
Guest bathroom	1.8m x 2.0m
<b>Total *</b>	83.5m <sup>2</sup>
	899sqft
<b>Balcony *</b>	6.0m <sup>2</sup>
	60sqft



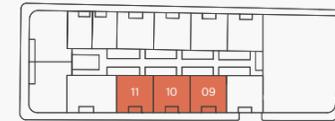
# 2 Bedroom Apartment & Study



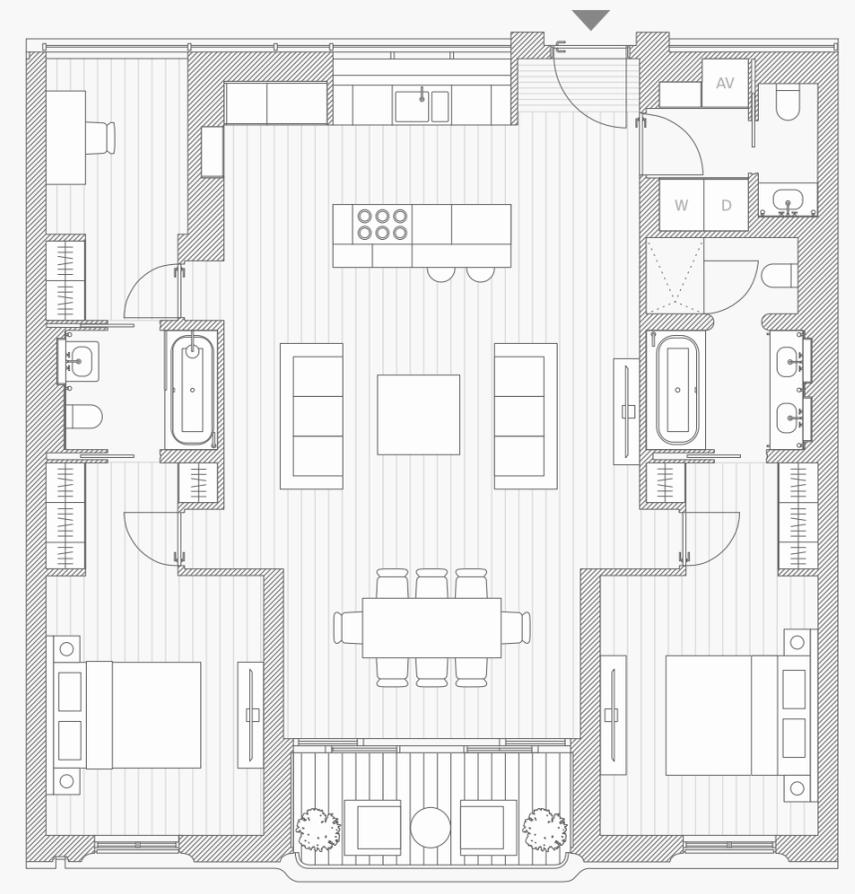
4th Floor



Floors 1, 2 & 3



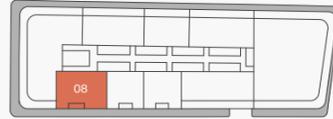
Living/kitchen/dining	6.3m x 10.0m
Master bedroom	3.3m x 3.9m
Master bathroom	2.4m x 3.2m
Bedroom 2	3.3m x 3.9m
Ensuite 2	2.3m x 1.8m
Study	2.1m x 3.9m
Guest bathroom	0.9m x 2.0m
<b>Total *</b>	130m <sup>2</sup>
	1,399sqft
<b>Balcony *</b>	7.0m <sup>2</sup>
	64sqft



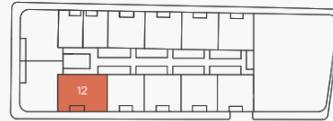
# 3 Bedroom Apartment Type A & Study



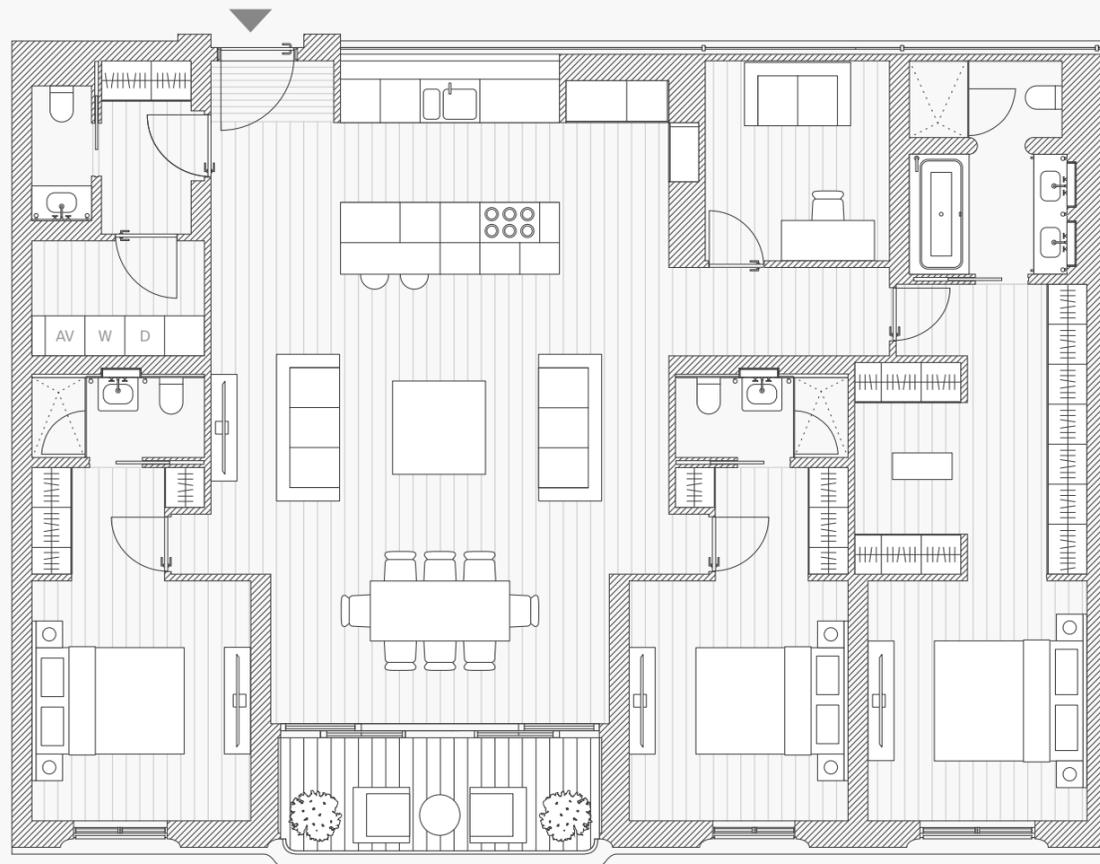
4th Floor



Floors 1, 2 & 3



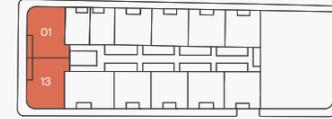
Living/kitchen/dining	6.9m x 10.0m
Master bedroom	3.3m x 8.0m
Master bathroom	2.4m x 3.2m
Bedroom 2	3.3m x 3.6m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.3m x 3.6m
Ensuite 3	1.2m x 2.6m
Study	2.8m x 3.0m
Guest bathroom	0.9 x 2.0m
<b>Total *</b>	174m <sup>2</sup>
	1,873sqft
<b>Balcony *</b>	8.0m <sup>2</sup>
	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
<b>Total *</b>	180m <sup>2</sup>
	1,938sqft
<b>Balcony *</b>	10.0m <sup>2</sup>
	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

# The Team

## Concord London

Concord London was founded by Terry Hui, CEO of Concord Pacific Developments Inc., and Christopher Murray of Ridgeford and W1 Developments. Their combined portfolio encompasses more than 140 projects worldwide.

Specialising in commercial and residential projects in the heart of the city and working closely with the world's finest designers and architects, Concord London has developed more than 500,000 sq. ft of high-quality accommodation in London.

Marylebone Square represents Concord London's latest development in a long-term commitment to Marylebone and Central London as a whole.



**1 and 2. Principal Tower**  
The first residential tower fully designed (both inside and out) by Foster + Partners, Principal Tower is an elegant, luxurious addition to London's City skyline. All the apartments in this 50-storey tower are designed by the architects' in-house interiors practice in collaboration with LIV interiors.

**3. The Listed Hall**  
Setting a new standard for NHS-operated facilities, the state-of-the-art Out Patients Assessment Centre for the Royal National Orthopaedic Hospital opened its doors to patients in December 2009. Alongside the department, Concord London developed luxury and affordable housing, and a communal courtyard garden, and oversaw the restoration of the hospital's former Waiting Hall ('The Listed Hall') into elegantly designed office space.

**4. 6-8 Tokenhouse Yard**  
Formerly the headquarters for the National Australia Bank, 6-8 Tokenhouse Yard has been extended vertically and horizontally, as well as refurbished internally, to create 29,000 sq ft of high-specification office space.

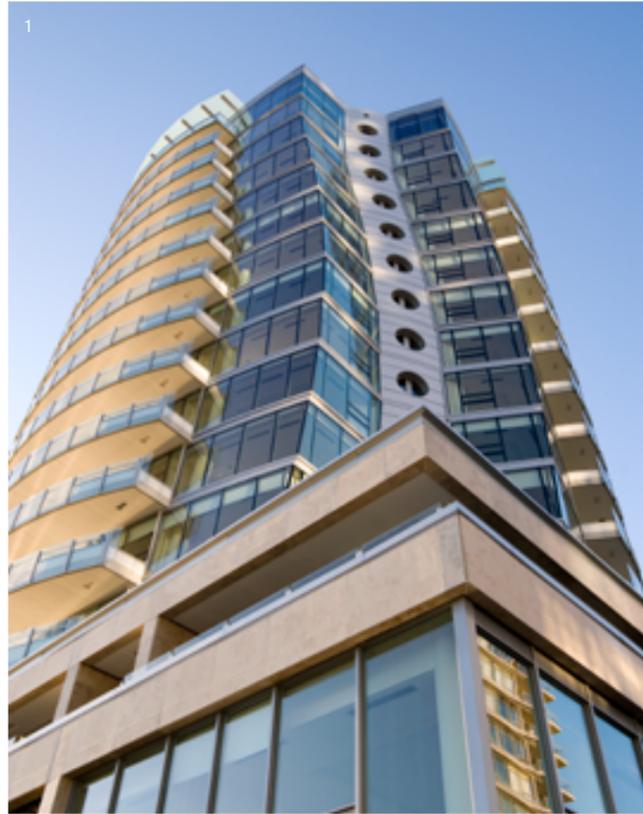
**5 and 6. Fitzrovia Apartments**  
Extending over two floors, the penthouses at Fitzrovia Apartments offer open-plan design with generous terraces giving 270-degree views over London. These residences are conceived to the highest specification and finish by Parisian designers KO.

**7. 10 Weymouth Street**  
Just a short stroll from Regent's Park, 10 Weymouth Street comprises 30 sought-after, luxury apartments and penthouses, as well as state-of-the-art offices for the Architects Registration Board. These 40,000 sq ft of highly desirable residential accommodation and extended commercial spaces are housed in a bold building characterised by its luminous brass façade and projected balconies.

## Concord Pacific

Since first forming in 1987 to develop Concord Pacific Place in downtown Vancouver, Concord has completed more than 130 residential and mixed-use buildings, with more than 50 in planning and development stages.

Concord is also known for leading the industry in progressive planning for future communities. They have received numerous awards from the design and building industries over the past 30 years and pride themselves on melding modern convenience with timeless design.



**1. Arthur Erickson's "The Erickson"**  
The most exclusive collection of residences in Canada, The Erickson is the conception of Canadian architect Arthur Erickson. The building's twisting structure gives each apartment its own particular shape and view. From the baby grand in the lobby to lifts that open into every suite, The Erickson sets a new standard for luxury living in Canada.

**2. One Pacific**  
Concord's award-winning One Pacific premium condominium in Vancouver is just one block from the city's seawall. The concept behind this luxury development was providing residents with a five-star living experience, with amenities ranging from a cantilevered glass swimming pool to sky garden to on-site retail services.

**3. Concord CityPlace**  
Set to be the largest residential and commercial development in Toronto, Concord CityPlace will comprise 10 street blocks containing 7,500 residential units, as well as an 8-acre community park.

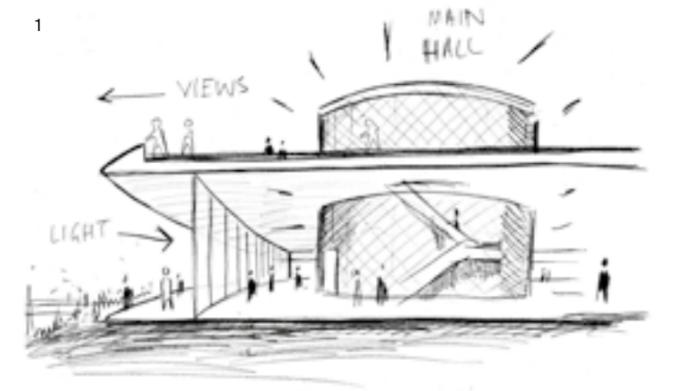
**4. Concord Pacific Place**  
Vancouver's Concord Pacific Place is the largest master-planned community in Canada, comprising both residential and commercial developments. With more than 10,000 homes built to date, as well as a mix of community infrastructure and commercial services, Concord Pacific Place has become a blueprint for urban planners the world over.

## Simon Bowden Associates

Simon Bowden's own experience in the industry spans 25 years and a portfolio of projects ranging from airports and cultural buildings to offices and residential buildings.

Before establishing his London studio in 2011, Simon worked as a partner for Foster + Partners, Make Architects and Conran & Partners.

The firm believes that good design improves the quality of people's lives and Marylebone Square promises to be no exception.



**1 and 2. M.K.C Concert Centre**  
This concert hall in Kaunas was inspired by the spirit of Lithuanian composer, painter and writer Ciurlionis. Set against the natural beauty of its surroundings, the building consists of a series of strata built around two principal halls, themselves clad in locally sourced brick.

**3. 30 Lodge Road**  
This residential building accommodates 60 meticulously planned apartments in a highly articulated block adjacent to Regent's Park and Lord's Cricket Ground. All apartments are dual aspect and benefit from external amenity space. The building's bespoke aluminium cladding features an oak-leaf pattern inspired by the forest that once occupied the site.

**"Good design improves the quality of people's lives and Marylebone Square promises to be no exception."**

