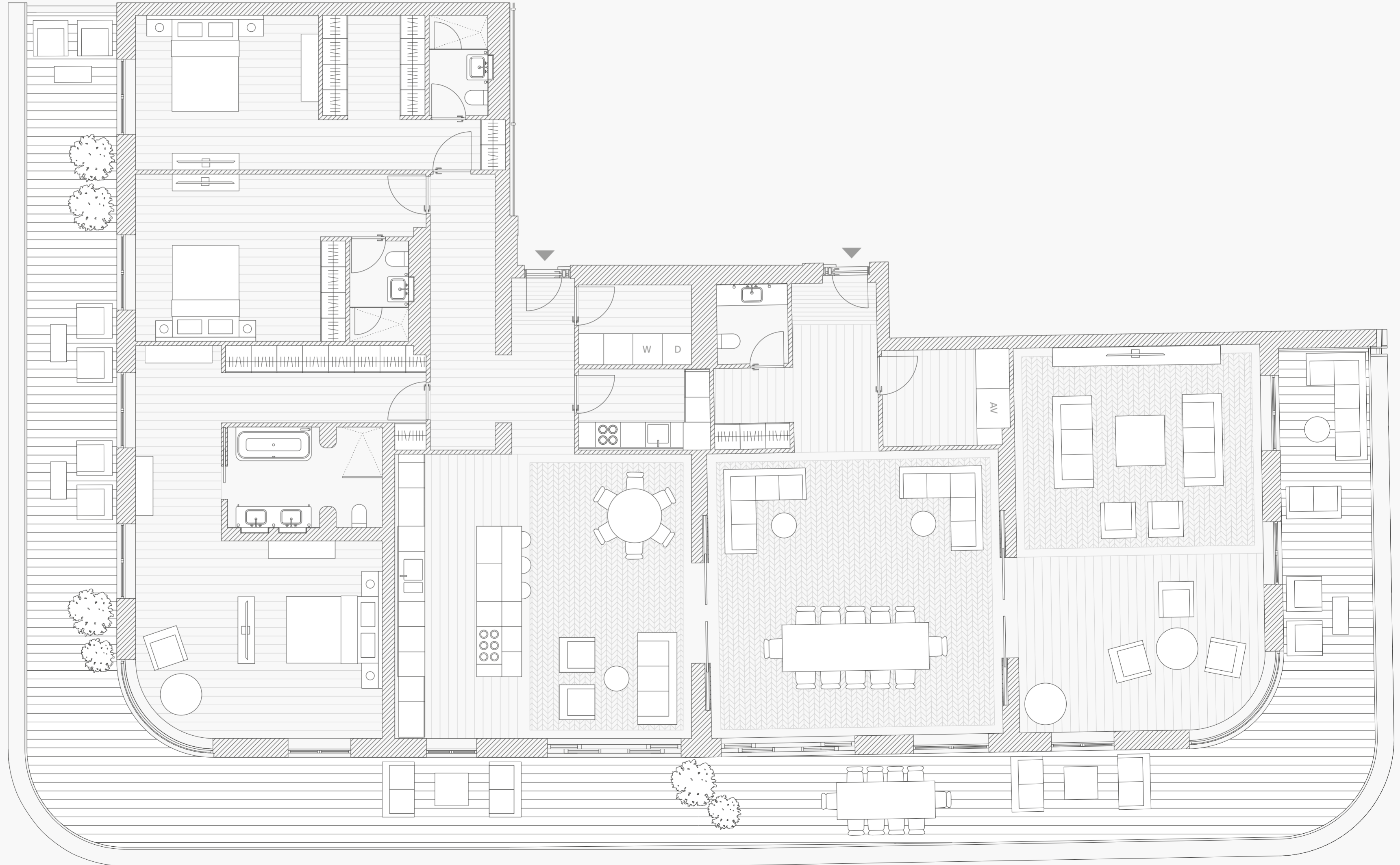


PENTHOUSE A401

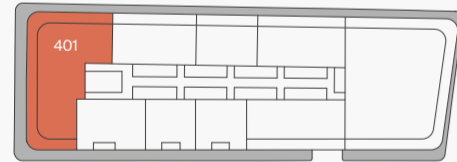
Marylebone Square

LONDON W1

Penthouse A401



4th Floor



Living	5.9m x 9.2m
Kitchen	6.8m x 7.1m
Kitchen 2	3.1m x 1.9m
Dining	6.8m x 7.0m
Master bedroom	4.7m x 5.9m
Master bathroom	2.4m x 3.7m
Bedroom 2	3.7m x 4.4m
Ensuite 2	1.4m x 2.4m
Bedroom 3	4.0m x 4.4m
Ensuite 3	1.4m x 2.4m
Guest bathroom	1.7m x 1.9m
Total *	341m ²
	3,671sqft
Terrace *	127m ²
	1,386sqft

*All floor plans are draft and subject to change

Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to 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, micro-combi oven, warming drawer, dishwasher, 90cm Gaggenau fridge/freezer, Gaggenau integrated glass-fronted wine fridge
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

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
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- 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 where applicable
- Walk in shower with overhead and hand showerheads where applicable
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Full height, marble surrounds to showers and baths
- 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 / main 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
- Underfloor heating
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- 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

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external 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

Moxon Street Residential
300C Route de Thionville
L-5884 Hesperange
Luxembourg
marylebonesquare.com

Architect

Simon Bowden Ltd.
58 Great Marlborough St
Soho, London W1F 7JY
simonbowden.co.uk

Book Design

Winkreative

Development Manager

Concord London Ltd.
50 Bolsover St, Marylebone
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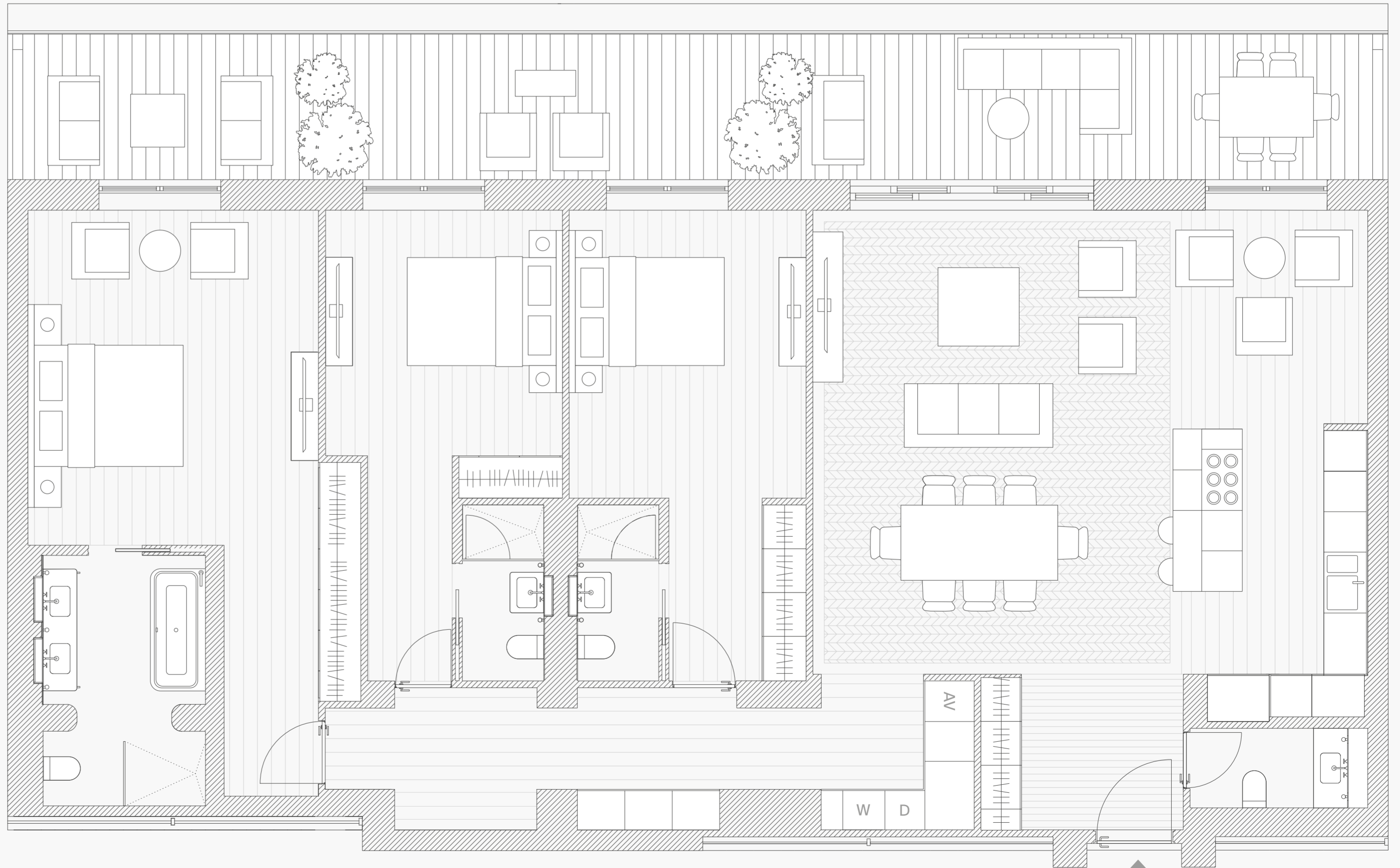
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PENTHOUSE A402

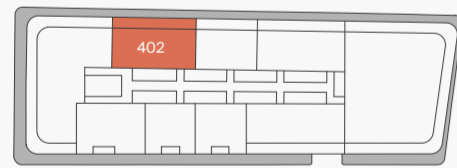
Marylebone Square

LONDON W1

Penthouse A402



4th Floor



Living/kitchen/dining	8.2m x 7.0m
Master bedroom	4.3m x 5.0m
Master bathroom	2.4m x 3.7m
Bedroom 2	3.5m x 3.6m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.5m x 4.2m
Ensuite 3	1.2m x 2.6m
Guest bathroom	2.3m x 1.2m
Total*	182m ²
	1,959sqft
Terrace*	43m ²
	461sqft

*All floor plans are draft and subject to change

Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to 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, micro-combi oven, warming drawer, dishwasher, 90cm Gaggenau fridge/freezer, Gaggenau integrated glass-fronted wine fridge
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

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
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- 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 where applicable
- Walk in shower with overhead and hand showerheads where applicable
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Full height, marble surrounds to showers and baths
- 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 / main 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
- Underfloor heating
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- 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

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external 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

Moxon Street Residential
300C Route de Thionville
L-5884 Hesperange
Luxembourg
marylebonesquare.com

Architect

Simon Bowden Ltd.
58 Great Marlborough St
Soho, London W1F 7JY
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Book Design

Winkreative

Development Manager

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w1developments.com



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PENTHOUSE A403

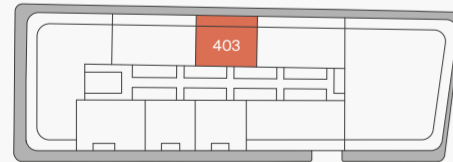
Marylebone Square

LONDON W1

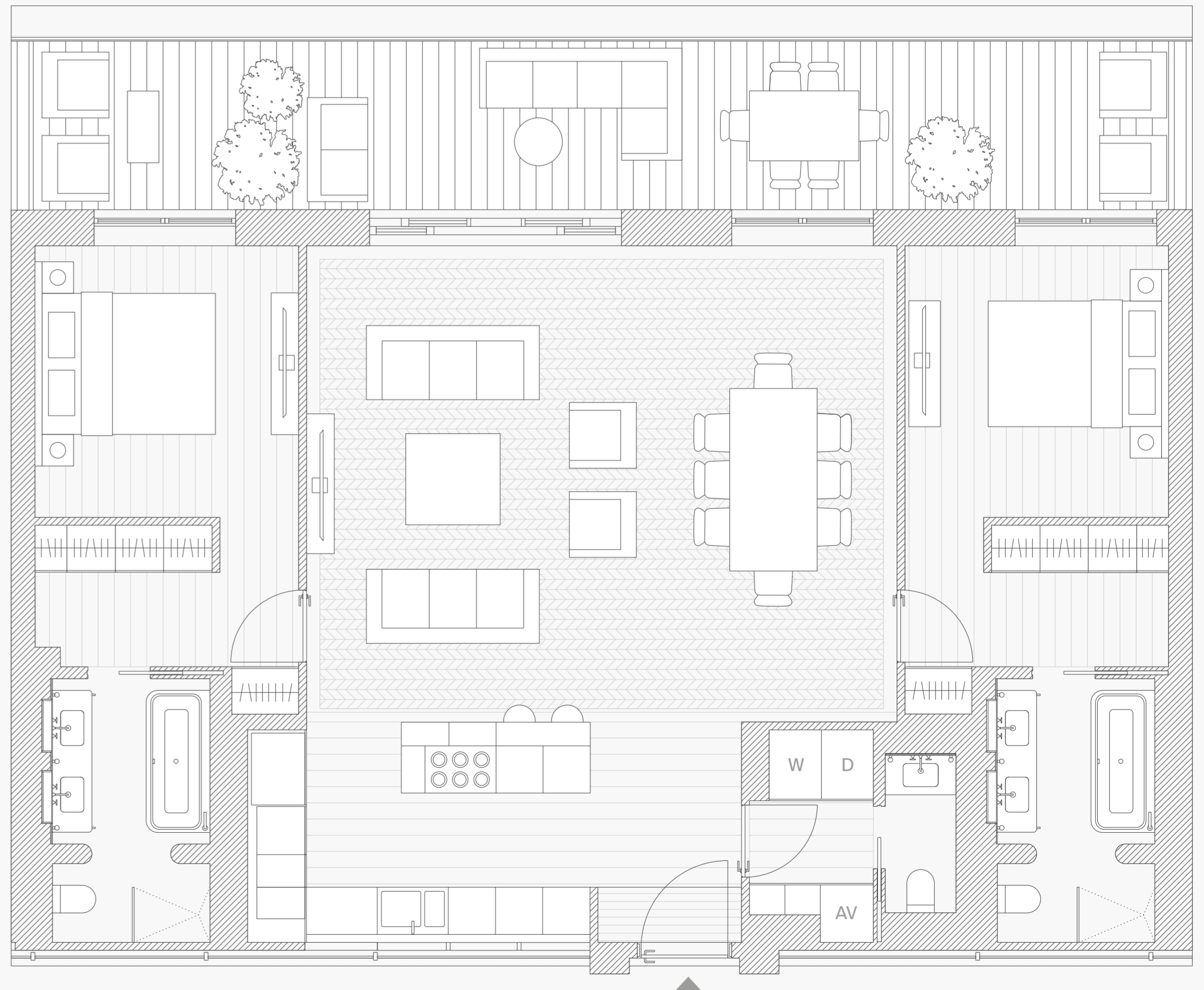
Penthouse A403



4th Floor



Living/kitchen/dining	7.5m x 9.1m
Master bedroom	3.7m x 3.3m
Master bathroom	2.0m x 3.3m
Bedroom 2	3.7m x 3.3m
Ensuite 2	2.0m x 3.3m
Guest bathroom	0.9m x 2.0m
Total*	134m ²
	1,442sqft
Terrace*	31m ²
	335sqft



*All floor plans are draft and subject to change

Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to 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, micro-combi oven, warming drawer, dishwasher, 90cm Gaggenau fridge/freezer, Gaggenau integrated glass-fronted wine fridge
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

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
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- 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 where applicable
- Walk in shower with overhead and hand showerheads where applicable
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Full height, marble surrounds to showers and baths
- 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 / main 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
- Underfloor heating
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- 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

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external 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

Moxon Street Residential
300C Route de Thionville
L-5884 Hesperange
Luxembourg
marylebonesquare.com

Architect

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Book Design

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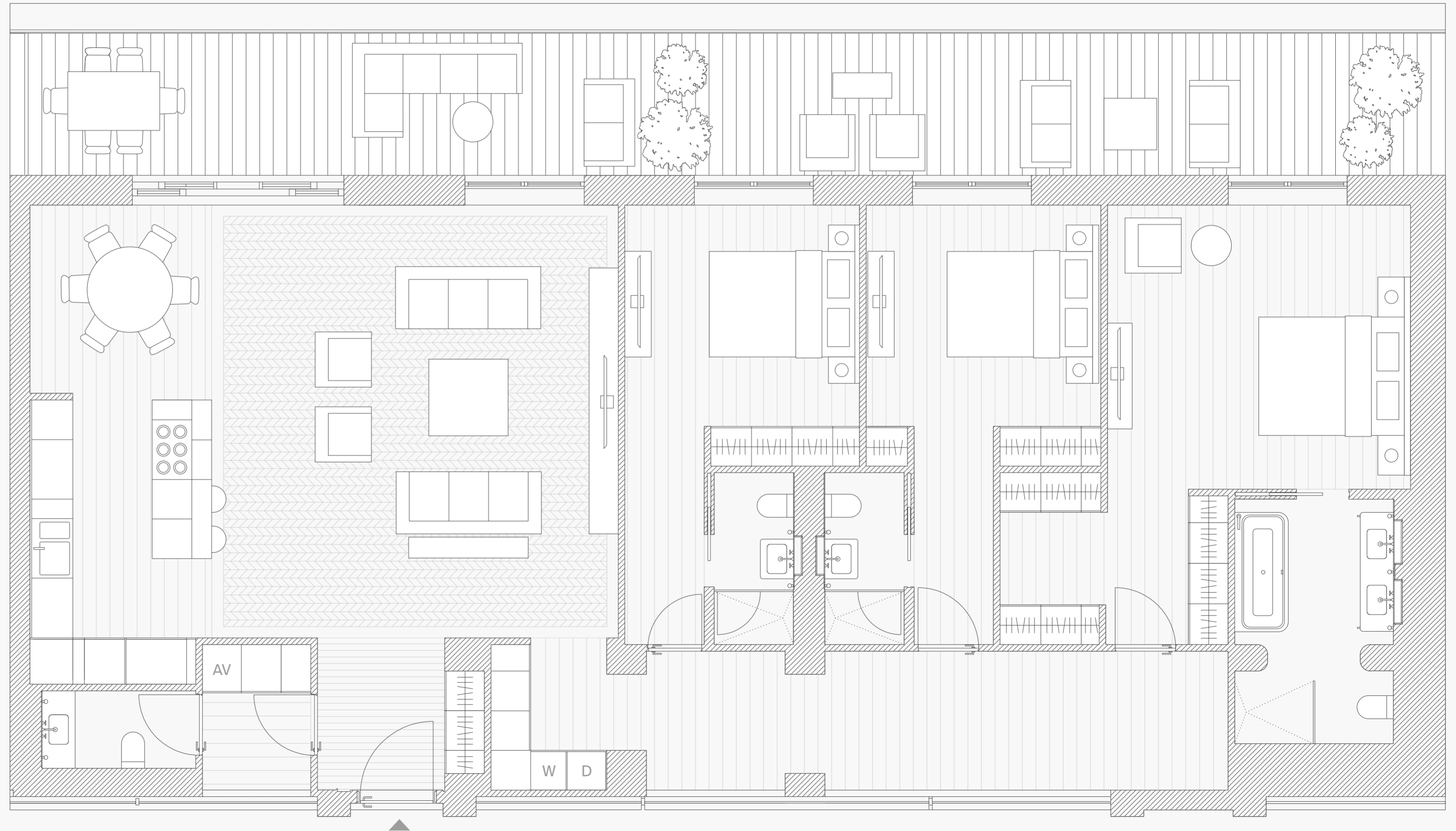
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PENTHOUSE A404

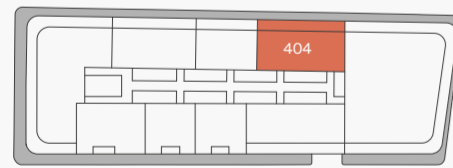
Marylebone Square

LONDON W1

Penthouse A404



4th Floor



Living/kitchen/dining	8.9m x 7.0m
Master bedroom	4.8m x 4.3m
Master bathroom	2.4m x 3.9m
Bedroom 2	3.6m x 3.3m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.6m x 3.5m
Ensuite 3	1.2m x 2.6m
Guest bathroom	2.3m x 1.2m
Total*	192m ²
	2,067sqft
Terrace*	45m ²
	489sqft

*All floor plans are draft and subject to change

Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to 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, micro-combi oven, warming drawer, dishwasher, 90cm Gaggenau fridge/freezer, Gaggenau integrated glass-fronted wine fridge
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

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
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- 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 where applicable
- Walk in shower with overhead and hand showerheads where applicable
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Full height, marble surrounds to showers and baths
- 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 / main 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
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- Dornbracht mixers, taps and showers in brass with a platinum matt finish
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- 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
- Underfloor heating
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- 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
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- 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

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external 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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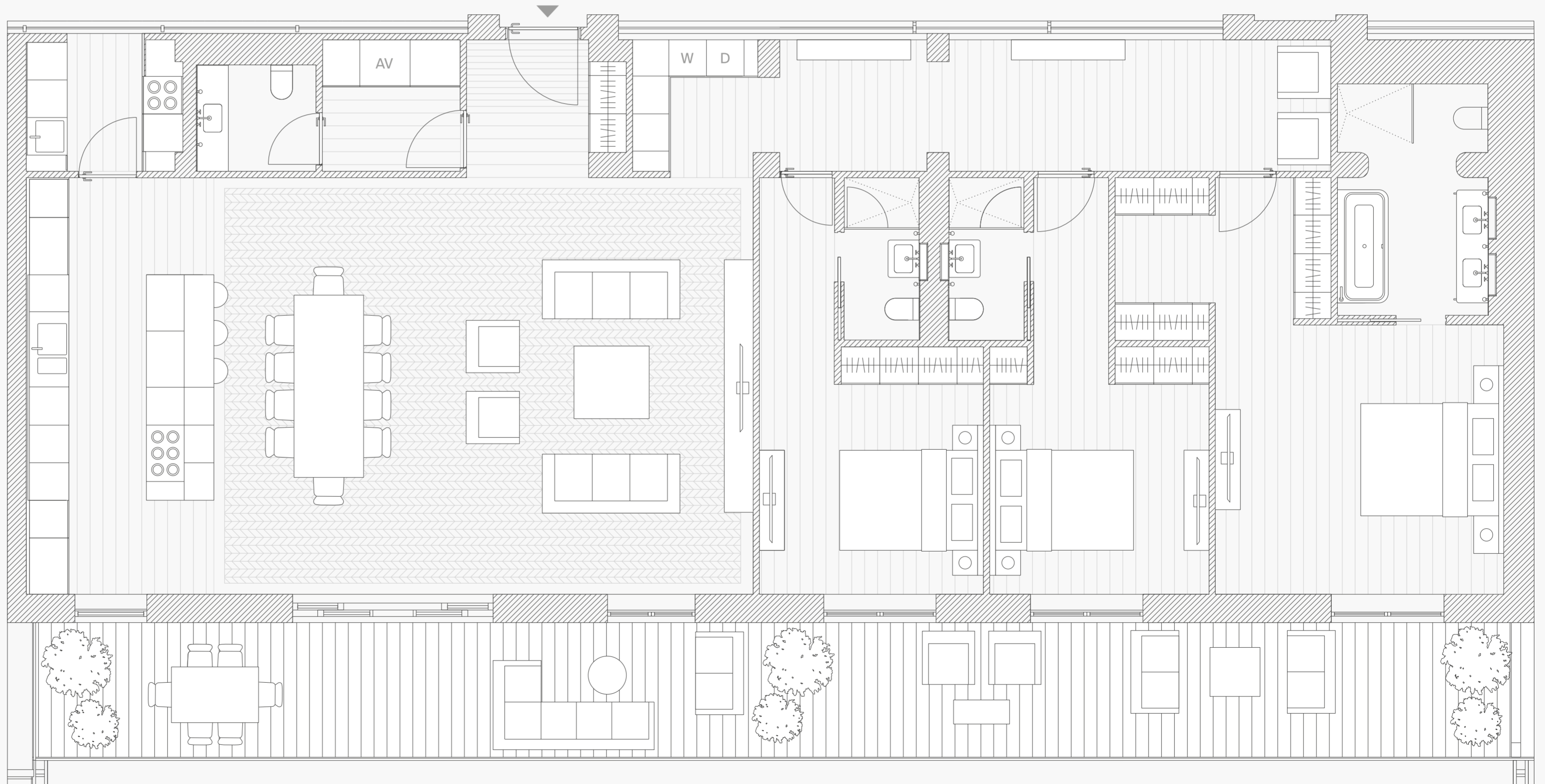
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PENTHOUSE A405

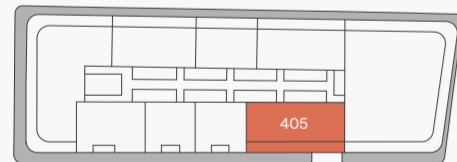
Marylebone Square

LONDON W1

Penthouse A405



4th Floor



Living/kitchen/dining	11.6m x 7.1m
Kitchen 2	2.1m x 2.5m
Master bedroom	4.8m x 4.3m
Master bathroom	2.4m x 3.9m
Bedroom 2	3.6m x 3.4m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.6m x 3.3m
Ensuite 3	1.2m x 2.6m
Guest bathroom	1.9m x 1.7m
Total*	217m ²
	2,336sqft
Terrace*	50m ²
	545sqft

*All floor plans are draft and subject to change

Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to 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, micro-combi oven, warming drawer, dishwasher, 90cm Gaggenau fridge/freezer, Gaggenau integrated glass-fronted wine fridge
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

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
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- 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 where applicable
- Walk in shower with overhead and hand showerheads where applicable
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Full height, marble surrounds to showers and baths
- 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 / main 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
- Underfloor heating
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- 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

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external 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

Moxon Street Residential
300C Route de Thionville
L-5884 Hesperange
Luxembourg
marylebonesquare.com

Architect

Simon Bowden Ltd.
58 Great Marlborough St
Soho, London W1F 7JY
simonbowden.co.uk

Book Design

Winkreative

Development Manager

Concord London Ltd.
50 Bolsover St, Marylebone
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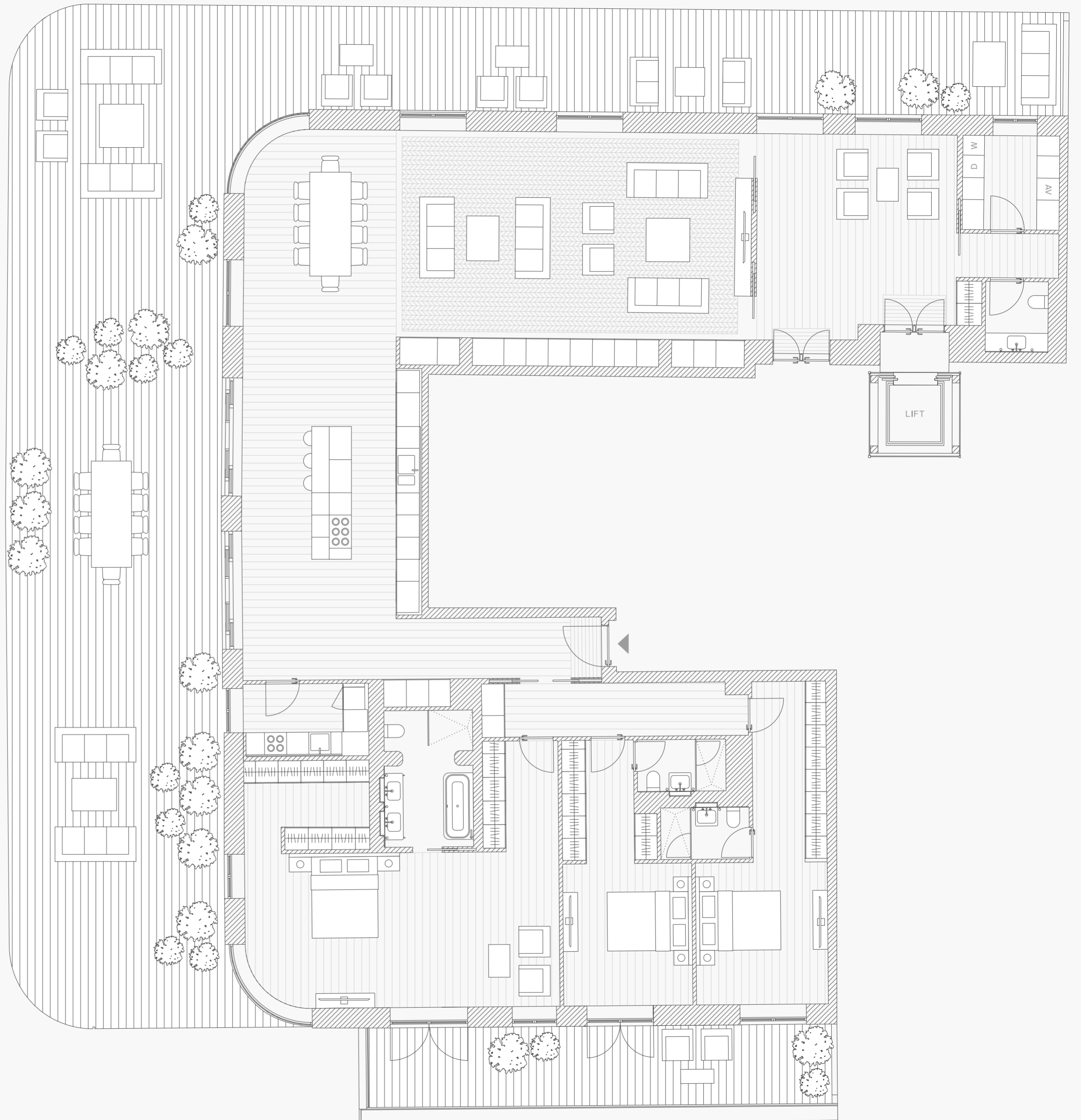
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PENTHOUSE A501

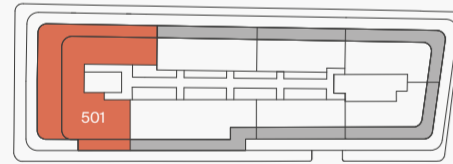
Marylebone Square

LONDON W1

Penthouse A501



5th Floor



Reception	5.6m x 5.4m
Living/dining	13.6m x 5.6m
Kitchen	9.3m x 4.1m
Kitchen 2	1.9m x 3.4m
Master bedroom	4.2m x 8.4m
Master bathroom	2.4m x 3.9m
Bedroom 2	3.7m x 3.7m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.7m x 3.6m
Ensuite 3	1.8m x 2.6m
Guest bathroom	1.7m x 1.9m
Private lift	16sqft
Total*	338m ²
	3,638sqft
Terrace*	252m ²
	2,715sqft

*All floor plans are draft and subject to change

Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to 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, micro-combi oven, warming drawer, dishwasher, 90cm Gaggenau fridge/freezer, Gaggenau integrated glass-fronted wine fridge
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

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
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- 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 where applicable
- Walk in shower with overhead and hand showerheads where applicable
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Full height, marble surrounds to showers and baths
- 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 / main 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
- Underfloor heating
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- 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

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external 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

Moxon Street Residential
300C Route de Thionville
L-5884 Hesperange
Luxembourg
marylebonesquare.com

Architect

Simon Bowden Ltd.
58 Great Marlborough St
Soho, London W1F 7JY
simonbowden.co.uk

Book Design

Winkreative

Development Manager

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w1developments.com



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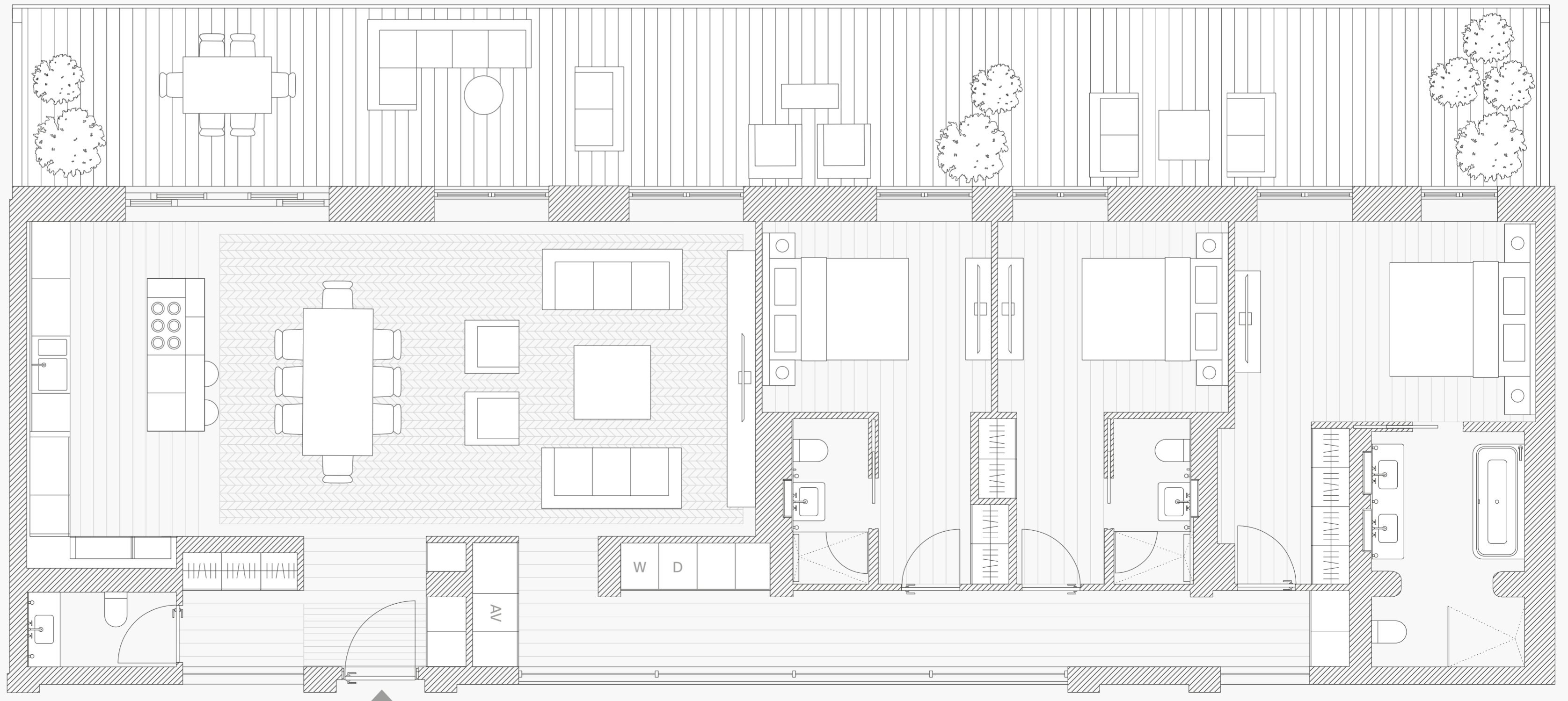
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PENTHOUSE A502

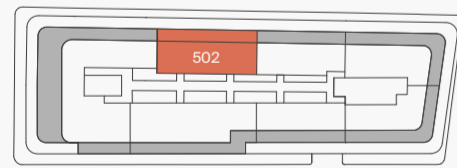
Marylebone Square

LONDON W1

Penthouse A502



5th Floor



Living/kitchen/dining	11.5m x 5.0m
Master bedroom	4.7m x 3.1m
Master bathroom	2.4m x 3.7m
Bedroom 2	3.6m x 3.0m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.6m x 3.0m
Ensuite 3	1.2m x 2.6m
Guest bathroom	1.2m x 2.3m
Total*	170.5m ²
	1,835sqft
Terrace*	66m ²
	720sqft

*All floor plans are draft and subject to change

Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to 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, micro-combi oven, warming drawer, dishwasher, 90cm Gaggenau fridge/freezer, Gaggenau integrated glass-fronted wine fridge
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

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
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- 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 where applicable
- Walk in shower with overhead and hand showerheads where applicable
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Full height, marble surrounds to showers and baths
- 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 / main 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
- Underfloor heating
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- 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

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external 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

Moxon Street Residential
300C Route de Thionville
L-5884 Hesperange
Luxembourg
marylebonesquare.com

Architect

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Soho, London W1F 7JY
simonbowden.co.uk

Book Design

Winkreative

Development Manager

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PENTHOUSE A503

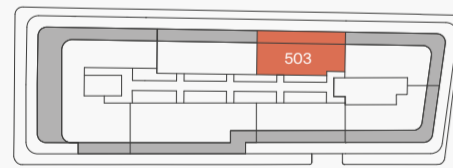
Marylebone Square

LONDON W1

Penthouse A503



5th Floor



Living/kitchen/dining	5.0m x 8.2m
Master bedroom	3.1m x 5.5m
Master bathroom	2.2m x 3.7m
Bedroom 2	3.4m x 3.0m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.4m x 3.0m
Ensuite 3	1.2m x 2.6m
Guest bathroom	1.2m x 2.3m
Total*	150.5m ²
	1,620sqft
Terrace*	59m ²
	637sqft

*All floor plans are draft and subject to change

Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to 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, micro-combi oven, warming drawer, dishwasher, 90cm Gaggenau fridge/freezer, Gaggenau integrated glass-fronted wine fridge
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

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
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- 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 where applicable
- Walk in shower with overhead and hand showerheads where applicable
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Full height, marble surrounds to showers and baths
- 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 / main 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
- Underfloor heating
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- 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
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- 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

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external 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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PENTHOUSE A504

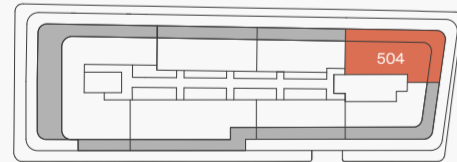
Marylebone Square

LONDON W1

Penthouse A504



5th Floor



Living/kitchen/dining	6.8m x 9.0m
Master bedroom	5.4m x 3.2m
Master bathroom	2.6m x 1.8m
Bedroom 2	3.5m x 3.2m
Bedroom 3	3.5m x 3.2m
Guest bathroom	1.7m x 1.9m
Total*	156.5m ²
	1,685sqft
Terrace*	95m ²
	1,024sqft



*All floor plans are draft and subject to change

Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to 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, micro-combi oven, warming drawer, dishwasher, 90cm Gaggenau fridge/freezer, Gaggenau integrated glass-fronted wine fridge
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

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
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- 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 where applicable
- Walk in shower with overhead and hand showerheads where applicable
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Full height, marble surrounds to showers and baths
- 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 / main 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
- Underfloor heating
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- 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

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external 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

Moxon Street Residential
300C Route de Thionville
L-5884 Hesperange
Luxembourg
marylebonesquare.com

Architect

Simon Bowden Ltd.
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Book Design

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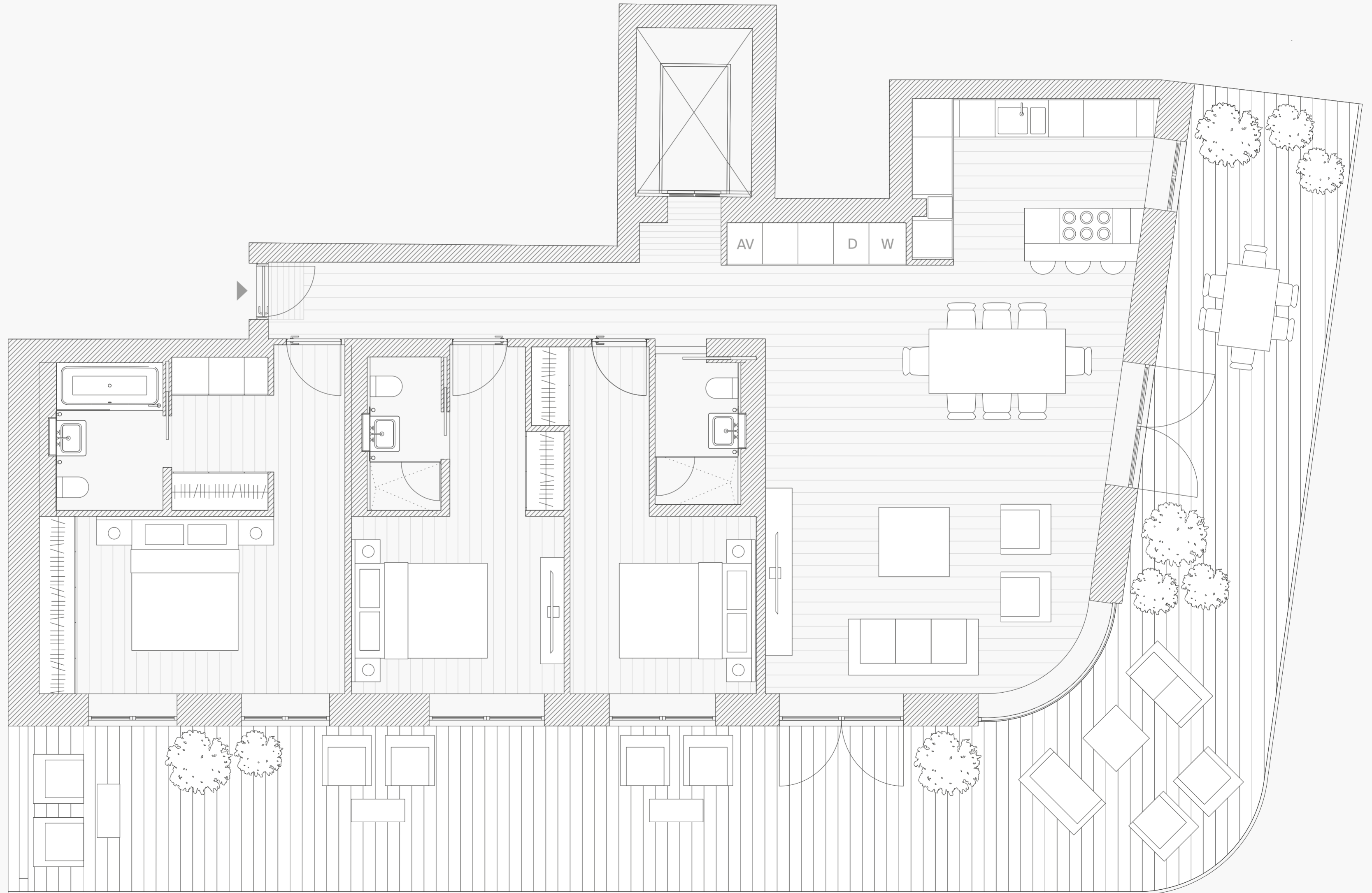
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PENTHOUSE A505

Marylebone Square

LONDON W1

Penthouse A505



5th Floor



Living/kitchen/dining	10.1m x 6.0m
Master bedroom	4.5m x 3.0m
Master bathroom	1.8m x 2.5m
Bedroom 2	3.6m x 3.0m
Bedroom 3	3.3m x 3.0m
Total*	145.5m ²
	1,566sqft
Terrace*	88m ²
	953sqft

*All floor plans are draft and subject to change

Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to 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, micro-combi oven, warming drawer, dishwasher, 90cm Gaggenau fridge/freezer, Gaggenau integrated glass-fronted wine fridge
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

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
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- 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 where applicable
- Walk in shower with overhead and hand showerheads where applicable
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Full height, marble surrounds to showers and baths
- 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 / main 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
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- 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
- Underfloor heating
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- 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

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external 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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Luxembourg
marylebonesquare.com

Architect

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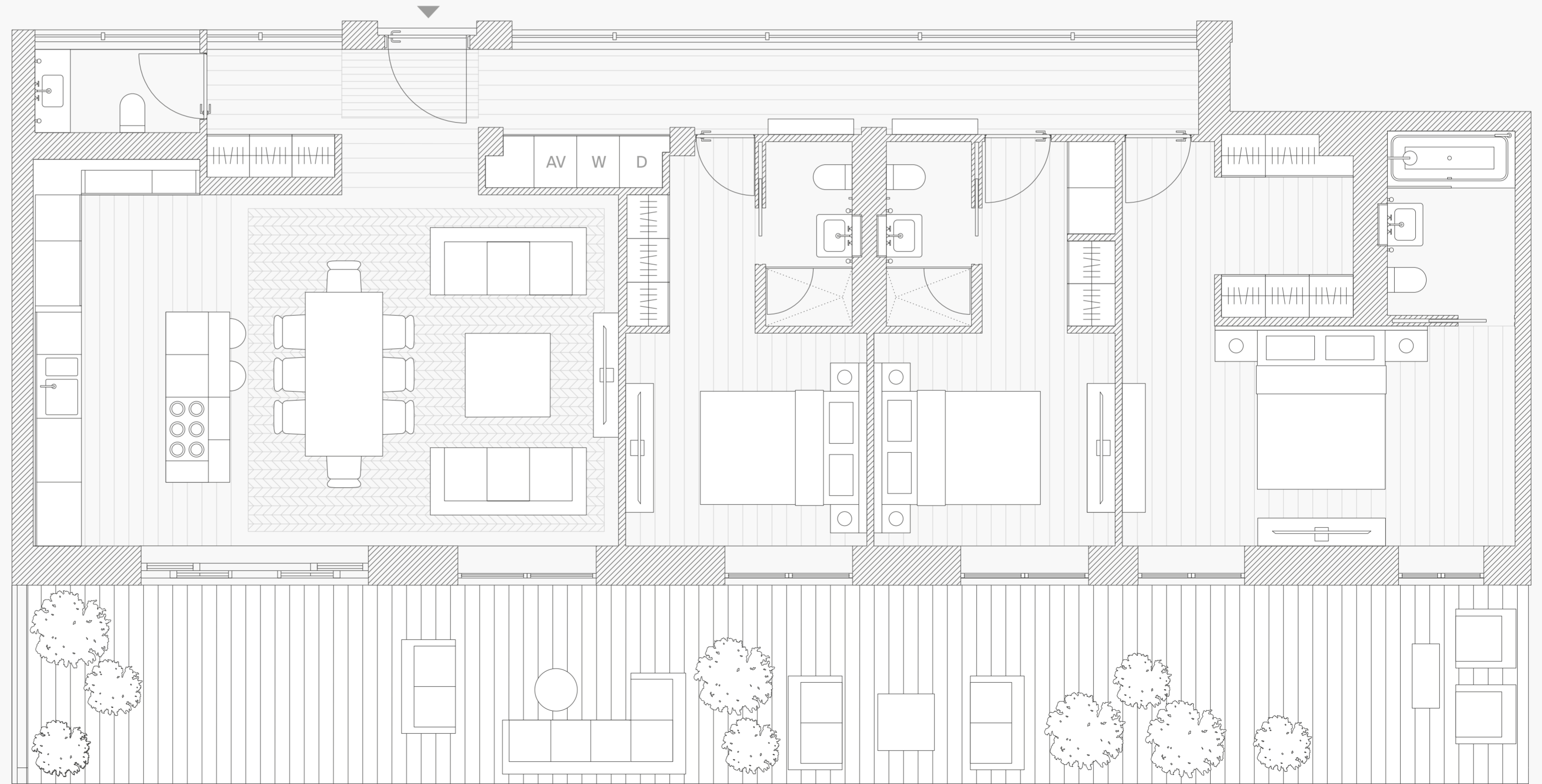
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PENTHOUSE A506

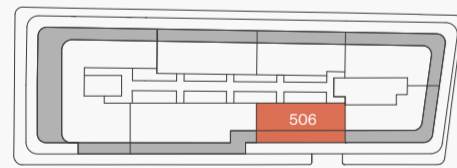
Marylebone Square

LONDON W1

Penthouse A506



5th Floor



Living/kitchen/dining	5.0m x 8.2m
Master bedroom	3.1m x 5.5m
Master bathroom	1.8m x 2.6m
Bedroom 2	3.4m x 3.0m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.4m x 3.0m
Ensuite 3	1.2m x 2.6m
Guest bathroom	1.2m x 2.3m
Total*	145m ²
	1,561sqft
Terrace*	59m ²
	638sqft

*All floor plans are draft and subject to change

Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to 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, micro-combi oven, warming drawer, dishwasher, 90cm Gaggenau fridge/freezer, Gaggenau integrated glass-fronted wine fridge
- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

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
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- 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 where applicable
- Walk in shower with overhead and hand showerheads where applicable
- Dual flush WC with concealed cistern
- Honed marble floor tiling

- Full height, marble surrounds to showers and baths
- 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 / main 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
- Underfloor heating
- Dornbracht mixers and taps with a platinum matt finish
- Towel rail
- 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

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external 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

Moxon Street Residential
300C Route de Thionville
L-5884 Hesperange
Luxembourg
marylebonesquare.com

Architect

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Book Design

Winkreative

Development Manager

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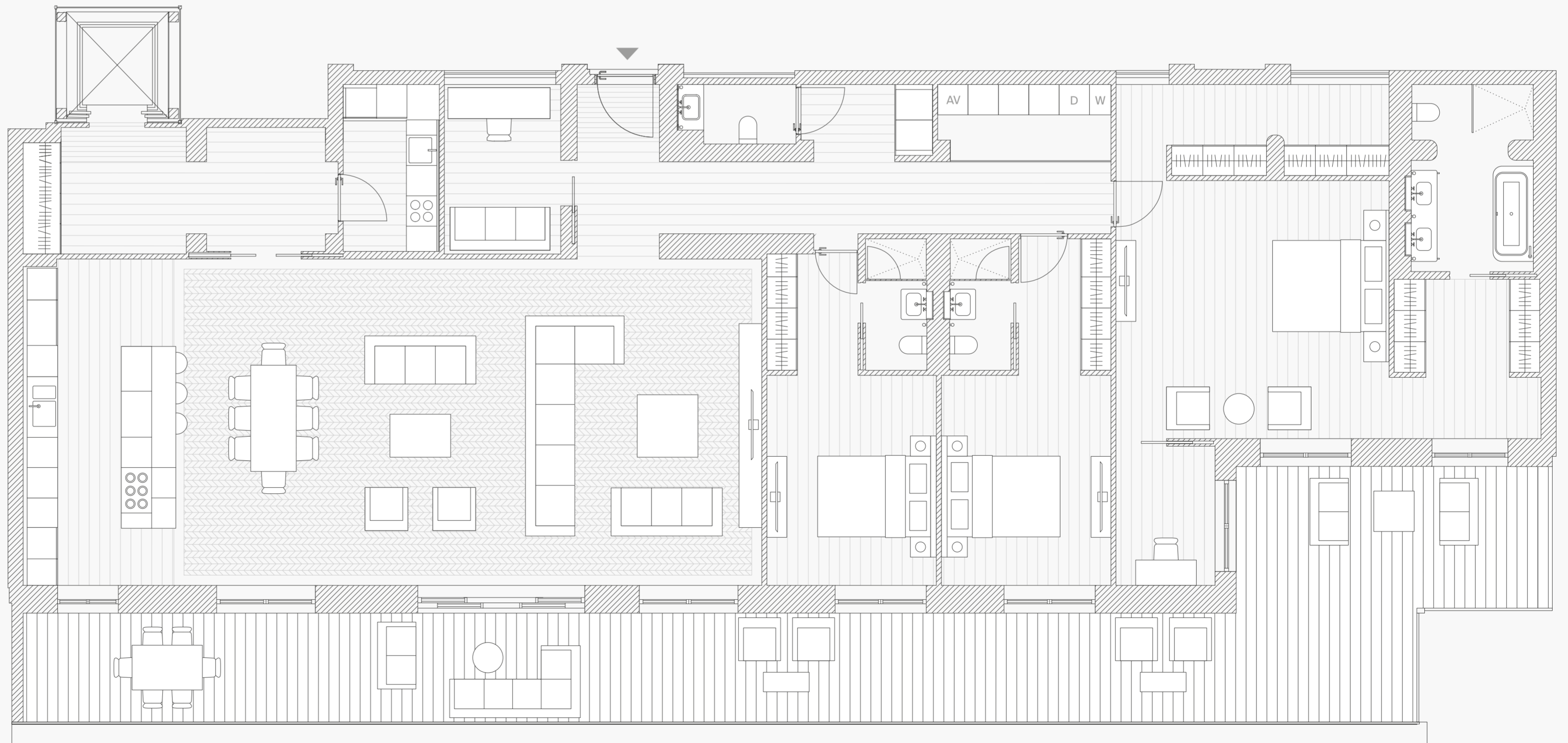
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PENTHOUSE A507

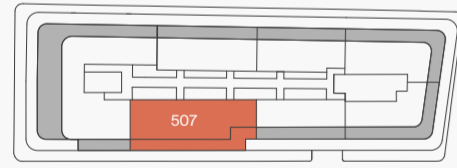
Marylebone Square

LONDON W1

Penthouse A507



5th Floor



Living/kitchen/dining	14.6m x 6.4m
Kitchen 2	1.9m x 3.3m
Master bedroom	5.4m x 5.1m
Master bathroom	2.4m x 3.7m
Bedroom 2	3.3m x 4.2m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.3m x 4.2m
Ensuite 3	1.2m x 2.6m
Study	2.3m x 3.3m
Guest bathroom	1.2m x 2.3m
Private lift	16sqft
Private lobby	411sqft
Total*	279m ²
	3,003sqft
Terrace*	77m ²
	827sqft

*All floor plans are draft and subject to change

Specification Summary

Penthouses

Entrance

- Solid core veneered timber entrance door
- Natural coir entrance mat
- Video entry control system

Living areas

- Engineered oak timber flooring
- Chevron floor with inset stainless steel trim where applicable
- Full height bronze coloured window frames
- Full height lacquered timber doors
- Fan coil unit comfort cooling and ventilation
- Underfloor heating throughout
- Brushed stainless steel data and telephone outlet points
- Recessed downlights
- Feature ceiling coffer and cove lighting to principal seating area
- Cabling for chandelier fixture
- 5 amp lighting socket outlets to living rooms and master bedrooms
- Floor boxes for power to 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
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- Dishwasher and full height fridge/freezer fully integrated to joinery
- Concealed worktop lighting
- Segregated waste storage
- Secondary kitchen to premium penthouses where applicable, with matt lacquered cabinets, composite stone worktops, stainless steel sink, 60cm Miele oven and hob

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
- Fan coil unit comfort cooling and ventilation
- Underfloor heating
- 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
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- Walk in shower with overhead and hand showerheads where applicable
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- Underfloor heating
- Cove lighting
- Ceiling extractor system

Ensuite / main 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
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- Undermount sink with marble vanity top and timber fronted drawers
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- Wiring for control point with KNX panel

Terraces

- Bronze coloured signature cast aluminium metal work
- Composite timber decking
- Power outlets
- Wall-mounted external lighting

Common Areas

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

Courtyard

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- Timber front doors to apartments via bridges

Lifts

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- Separate goods lift for furniture and bulk items

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