



# Lord Estates

Established 1978

## MARYLEBONE SQUARE, W1U 4EY



### £5,165,000

Marylebone Square is a collection of 54 high-end apartments, carefully chosen boutiques and restaurants, and a versatile community hall. The elegance of Marylebone 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. It might be the sense of community and leisurely pace of life. Marylebone is famous with local cafés and lounge lunches in the park, trendy shops on chic Chiltern Street, the butcher at the Ginger Pig or sunbathing in a quiet corner of Paddington Square Gardens. Schools and surgeries comfortably sit alongside fine dining



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restaurants and stylish boutiques. 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. Council Tax Band: TBA

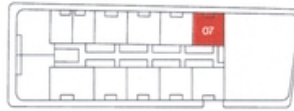




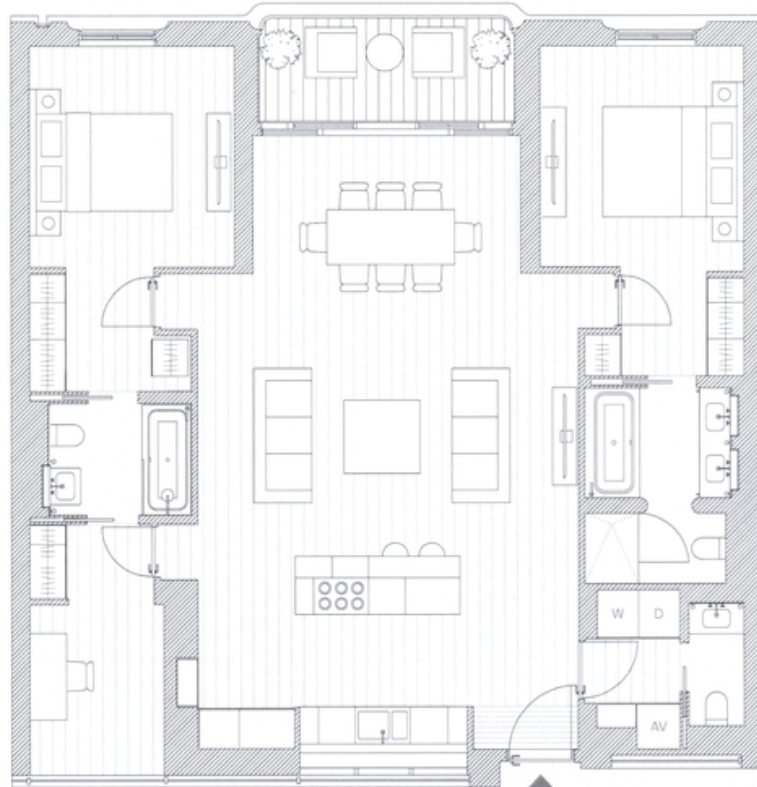
# 2 Bedroom Apartment & Study Mirrored



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>
	1,367sqft
<b>Balcony*</b>	7.0m <sup>2</sup>
	64sqft



\*All floor plans are draft and subject to change

## Terms and conditions

**Tenure:** Leasehold  
**Leasehold:** expiring 01/10/3018  
**Service charge:** £13670  
**Ground rent:** £1250

### Property Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

### Misrepresentation Act 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.