



Moxon Street Marylebone W1U 4EP

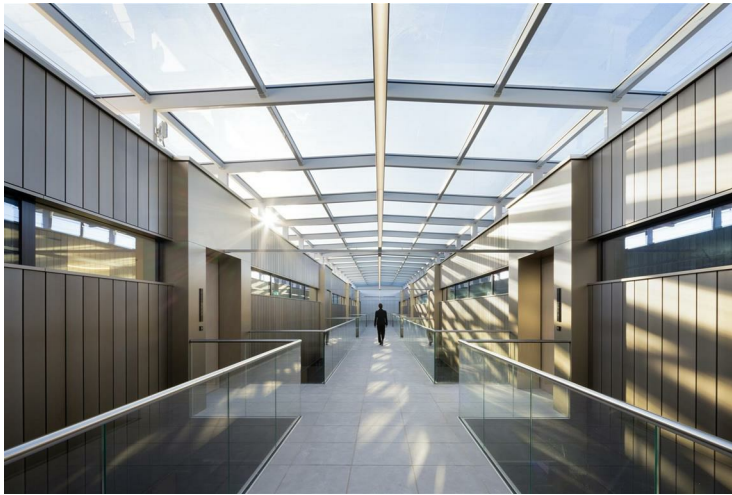
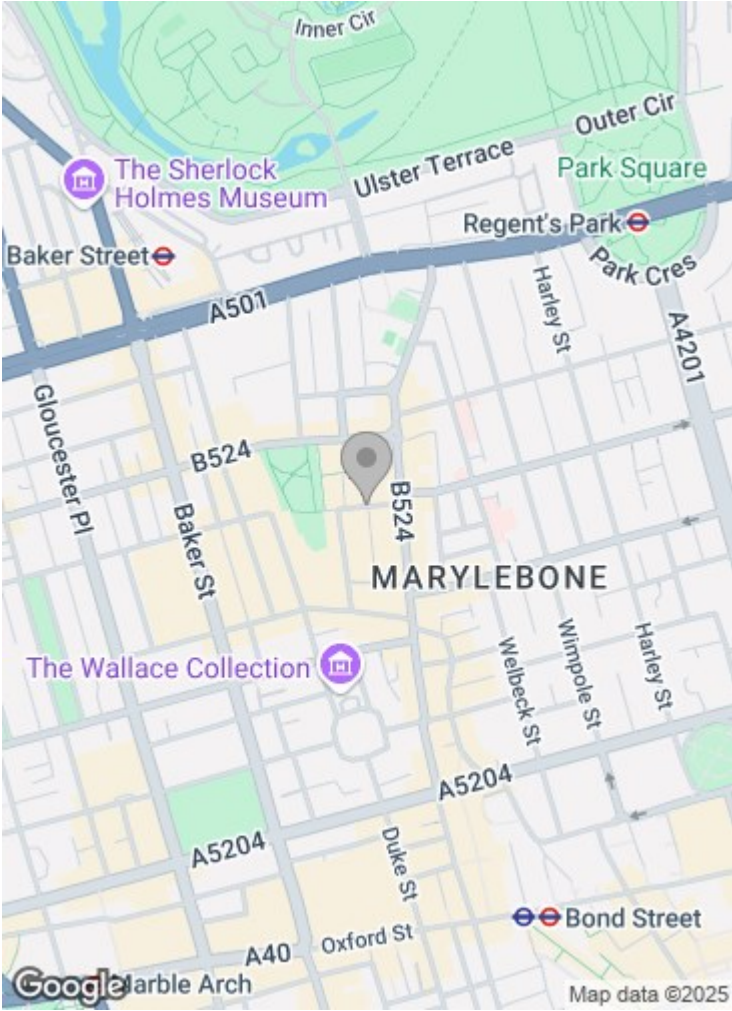
Asking price £4,950,000

A stunning two bedroom apartment with a study on the first floor of a brand new development boasting contemporary high-specification finishes throughout and a private balcony. The development offers a collection of just 54 one, two and three bedroom apartments designed around a central atrium allowing every apartment to have a dual aspect. All apartments boast contemporary high-specification interiors while the external façade is a nod to historic Georgian architecture.

The development is situated in an excellent Marylebone location, moments from the green open spaces of Regents Park. Regents Park (Metropolitan, Hammersmith and Circle lines) and Great Portland Street (Metropolitan, Hammersmith and Circle lines) stations are also within close proximity for links around the city.

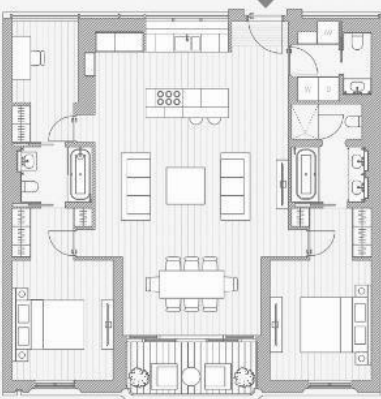
Tenure: Leasehold
Lease Expires: Nov 3018
Ground Rent: n/a
Service Charge: £6.91psqft
Local Authority: The City of Westminster
Council Tax: TBC

Example images only - The completion date for Marylebone Square is Q4 of 2023.



2 Bedroom
Apartment
& Study

FLOOR PLANS	
4th Floor	Living/kitchen/dining 6.3m x 10.0m
	Master bedroom 3.3m x 3.8m
	Master bathroom 2.4m x 3.2m
	Bedroom 2 3.3m x 3.9m
	Ensuite 2 2.3m x 1.9m
	Study 2.1m x 3.9m
	Guest bathroom 0.9m x 2.0m
	Total * 133sqm
	Balcony * 2.9sqm
	64sqft



Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

T: +44 0207 1234 152
info@phillipsharrod.com

