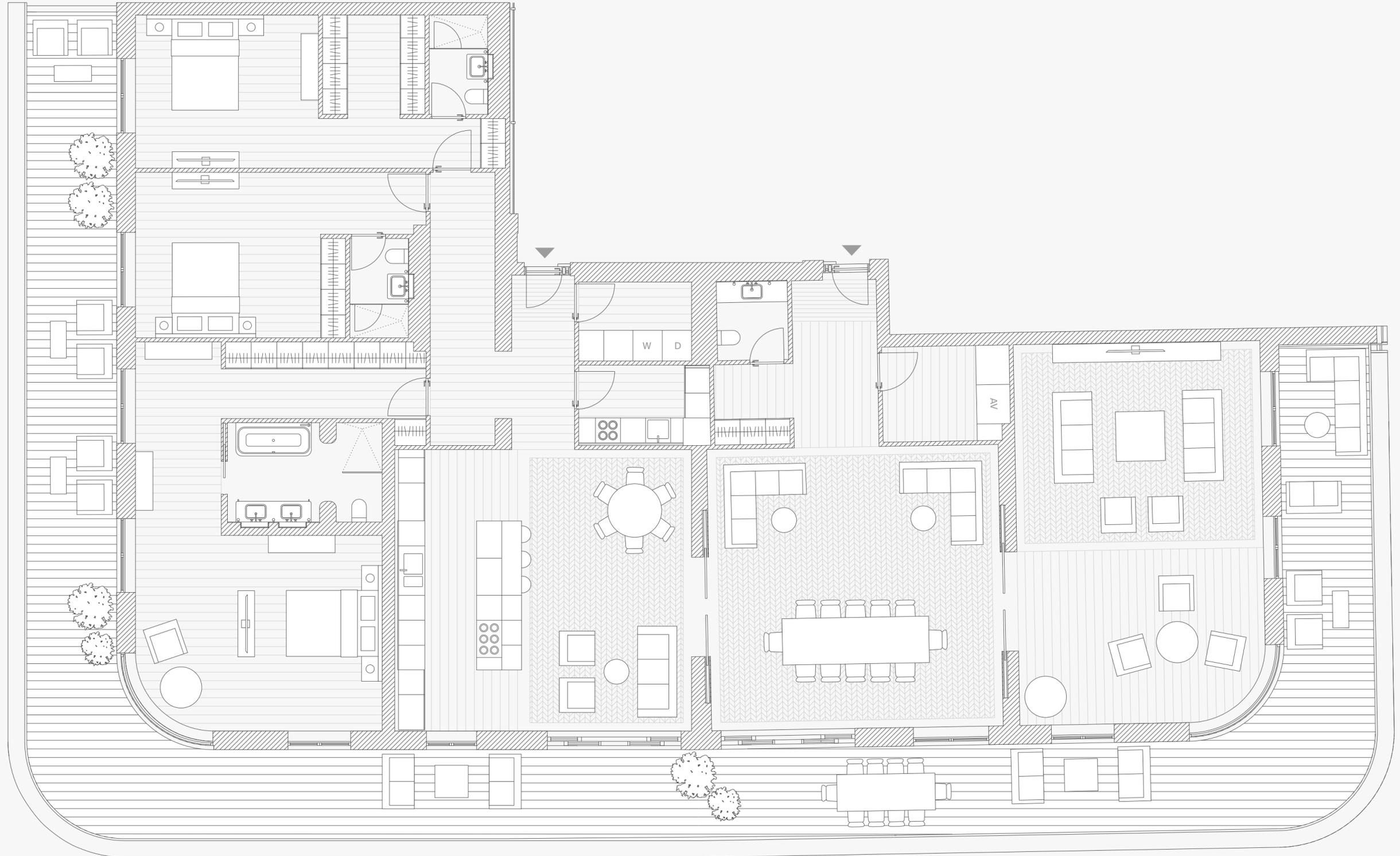


PENTHOUSE FLOOR PLANS

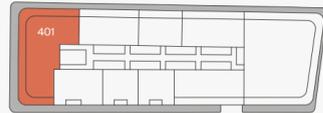
# Marylebone Square

LONDON W1

# Penthouse A401



4th Floor



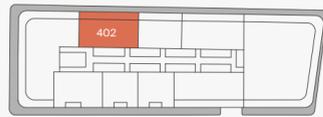
Living	5.9m x 9.2m
Kitchen	6.8m x 7.1m
Kitchen 2	3.1m x 1.9m
Dining	6.8m x 7.0m
Master bedroom	4.7m x 5.9m
Master bathroom	2.4m x 3.7m
Bedroom 2	3.7m x 4.4m
Ensuite 2	1.4m x 2.4m
Bedroom 3	4.0m x 4.4m
Ensuite 3	1.4m x 2.4m
Guest bathroom	1.7m x 1.9m
<b>Total *</b>	341m <sup>2</sup>
	3,671sqft
<b>Terrace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

\*All floor plans are draft and subject to change

# Penthouse A402



4th Floor



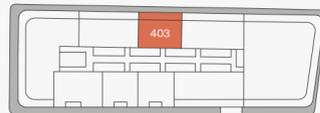
Living/kitchen/dining	8.2m x 7.0m
Master bedroom	4.3m x 5.0m
Master bathroom	2.4m x 3.7m
Bedroom 2	3.5m x 3.6m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.5m x 4.2m
Ensuite 3	1.2m x 2.6m
Guest bathroom	2.3m x 1.2m
<b>Total*</b>	182m <sup>2</sup>
	1,959sqft
<b>Terrace*</b>	43m <sup>2</sup>
	461sqft

\*All floor plans are draft and subject to change

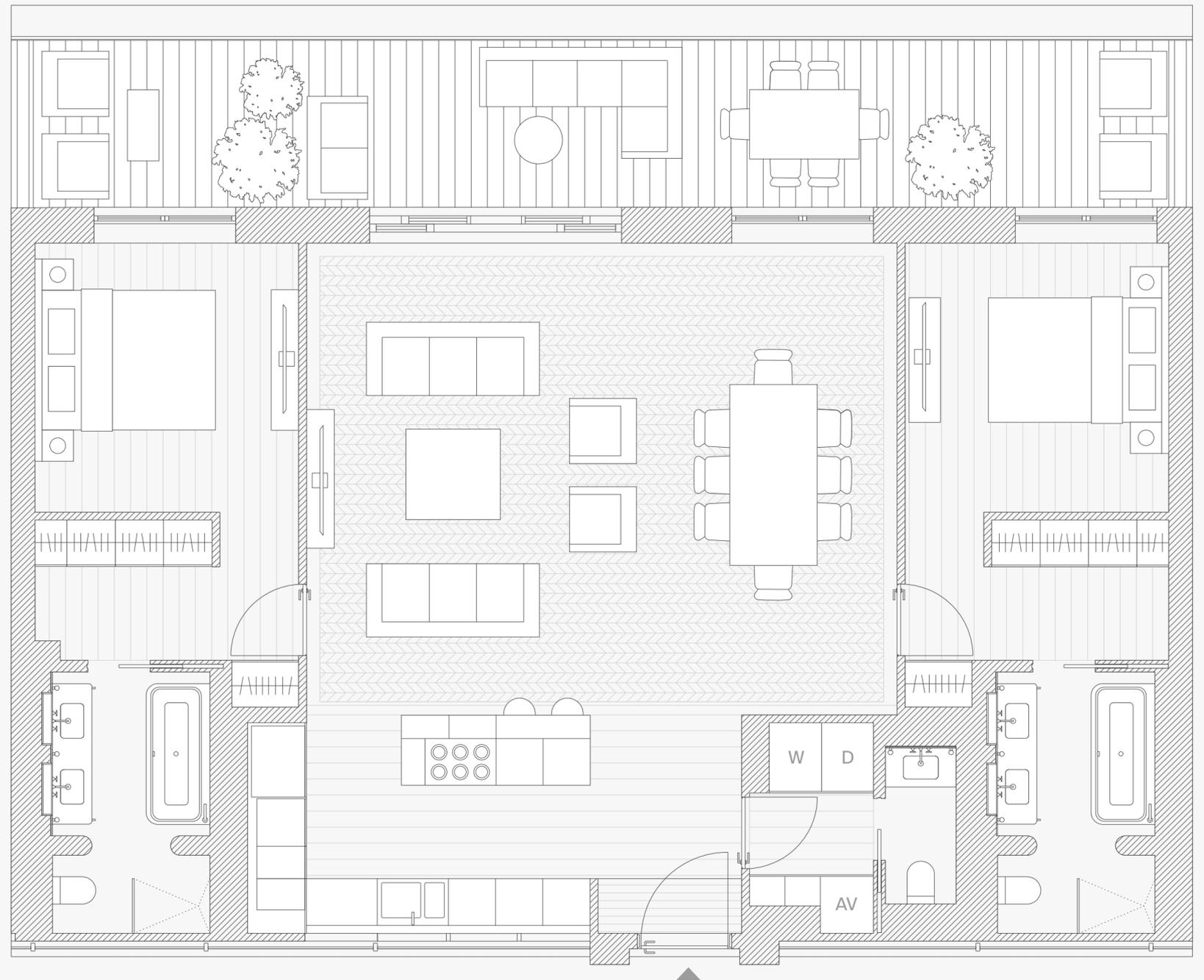
# Penthouse A403



4th Floor

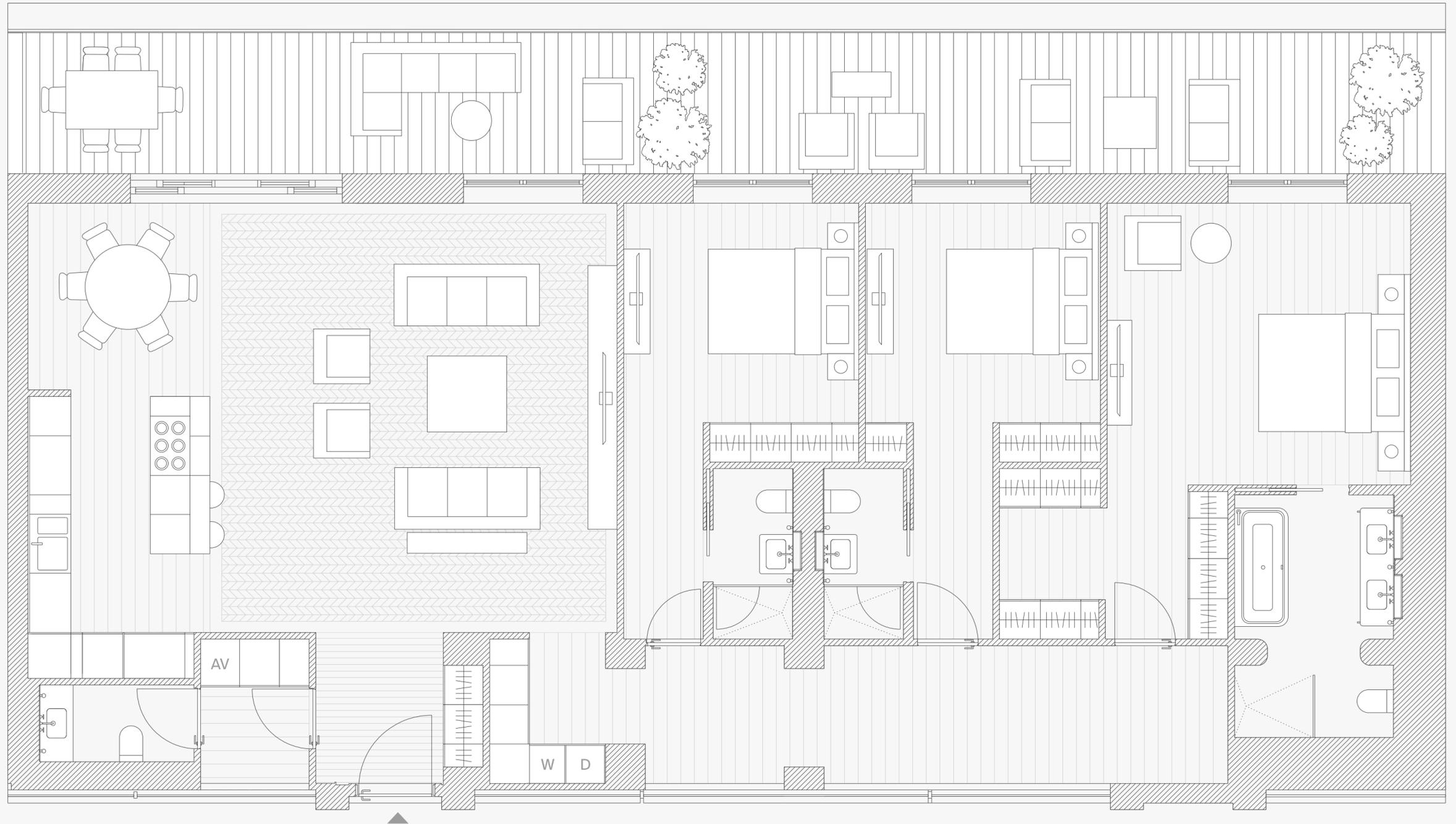


Living/kitchen/dining	7.5m x 9.1m
Master bedroom	3.7m x 3.3m
Master bathroom	2.0m x 3.3m
Bedroom 2	3.7m x 3.3m
Ensuite 2	2.0m x 3.3m
Guest bathroom	0.9m x 2.0m
<b>Total*</b>	134m <sup>2</sup>
	1,442sqft
<b>Terrace*</b>	31m <sup>2</sup>
	335sqft



\*All floor plans are draft and subject to change

# Penthouse A404



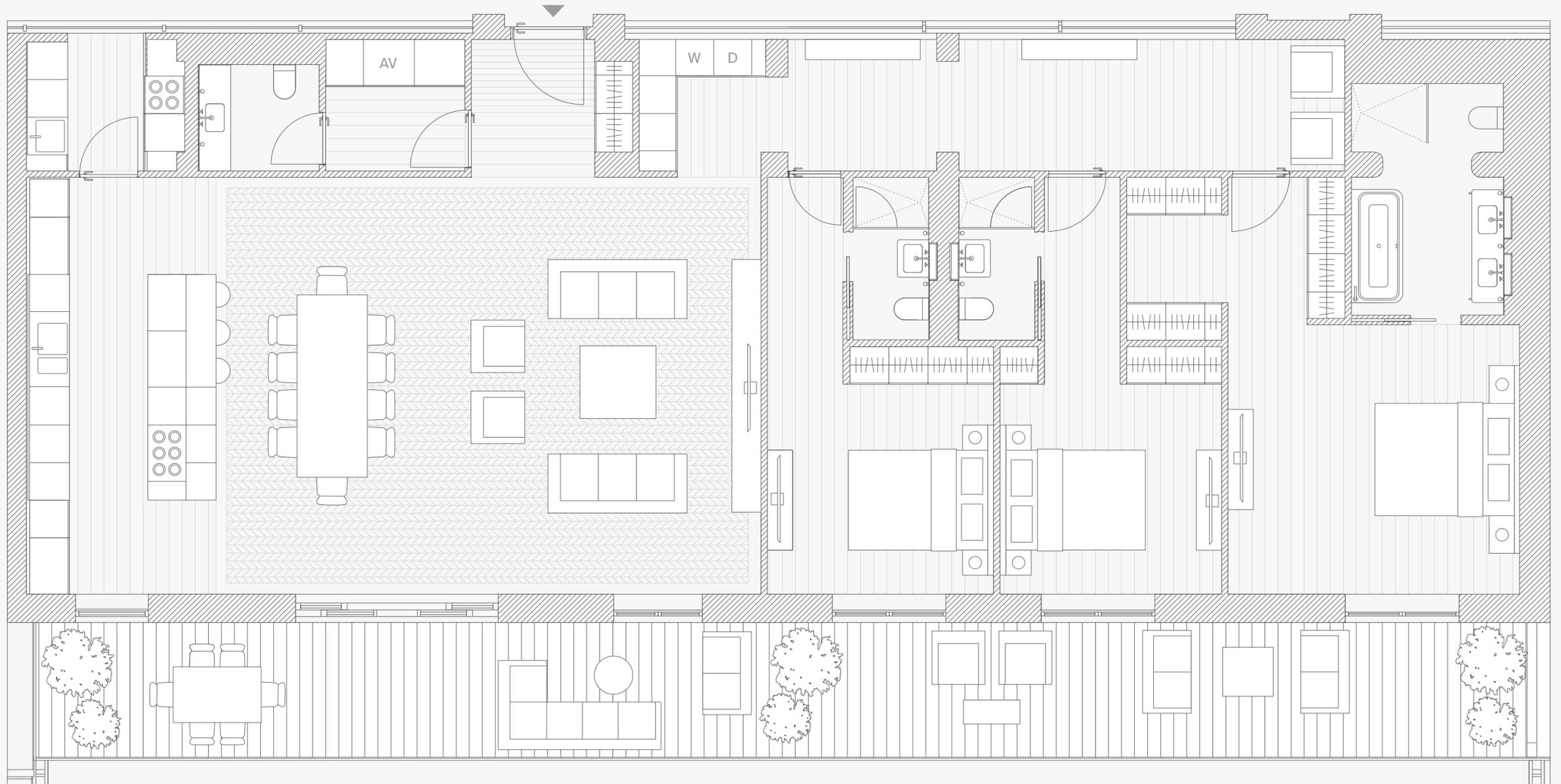
4th Floor



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
<b>Total*</b>	192m <sup>2</sup>
	2,067sqft
<b>Terrace*</b>	45m <sup>2</sup>
	489sqft

\*All floor plans are draft and subject to change

# Penthouse A405



4th Floor



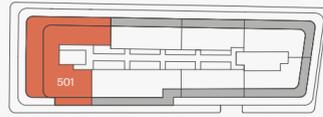
Living/kitchen/dining	11.6m x 7.1m
Kitchen 2	2.1m x 2.5m
Master bedroom	4.8m x 4.3m
Master bathroom	2.4m x 3.9m
Bedroom 2	3.6m x 3.4m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.6m x 3.3m
Ensuite 3	1.2m x 2.6m
Guest bathroom	1.9m x 1.7m
<b>Total*</b>	217m <sup>2</sup>
	2,336sqft
<b>Terrace*</b>	50m <sup>2</sup>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

\*All floor plans are draft and subject to change

# Penthouse A501

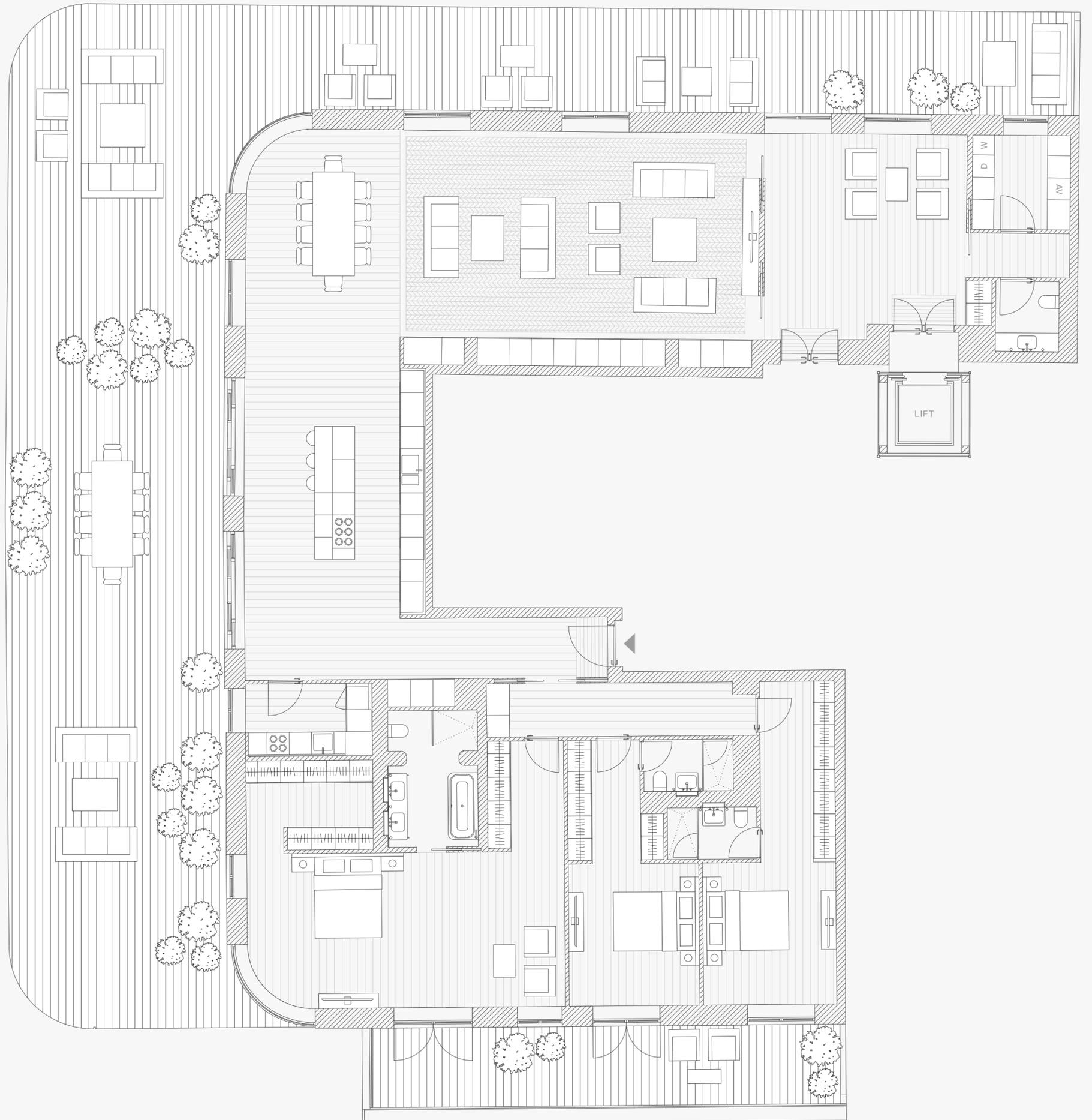


5th Floor

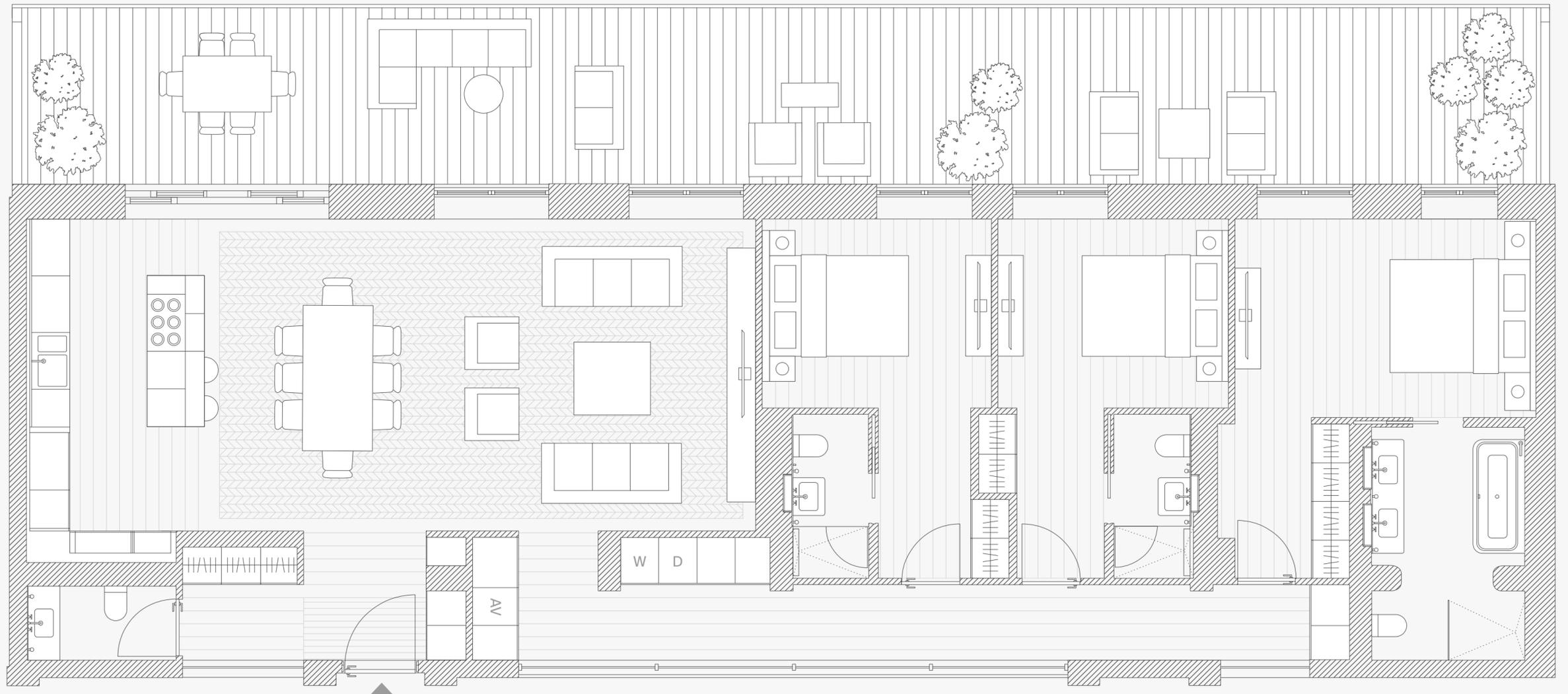


Reception	5.6m x 5.4m
Living/dining	13.6m x 5.6m
Kitchen	9.3m x 4.1m
Kitchen 2	1.9m x 3.4m
Master bedroom	4.2m x 8.4m
Master bathroom	2.4m x 3.9m
Bedroom 2	3.7m x 3.7m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.7m x 3.6m
Ensuite 3	1.8m x 2.6m
Guest bathroom	1.7m x 1.9m
Private lift	16sqft
<b>Total*</b>	338m 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

\*All floor plans are draft and subject to change



# 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
<b>Total*</b>	170.5m <sup>2</sup>
	1,835sqft
<b>Terrace*</b>	66m <sup>2</sup>
	720sqft

\*All floor plans are draft and subject to change

# Penthouse A503



5th Floor



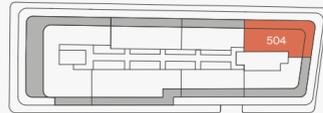
Living/kitchen/dining	5.0m x 8.2m
Master bedroom	3.1m x 5.5m
Master bathroom	2.2m x 3.7m
Bedroom 2	3.4m x 3.0m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.4m x 3.0m
Ensuite 3	1.2m x 2.6m
Guest bathroom	1.2m x 2.3m
<b>Total*</b>	150.5m <sup>2</sup>
	1,620sqft
<b>Terrace*</b>	59m <sup>2</sup>
	637sqft

\*All floor plans are draft and subject to change

# 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
<b>Total*</b>	156.5m <sup>2</sup>
	1,685sqft
<b>Terrace*</b>	95m <sup>2</sup>
	1,024sqft

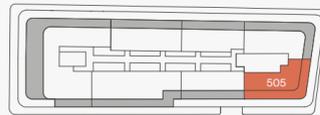


\*All floor plans are draft and subject to change

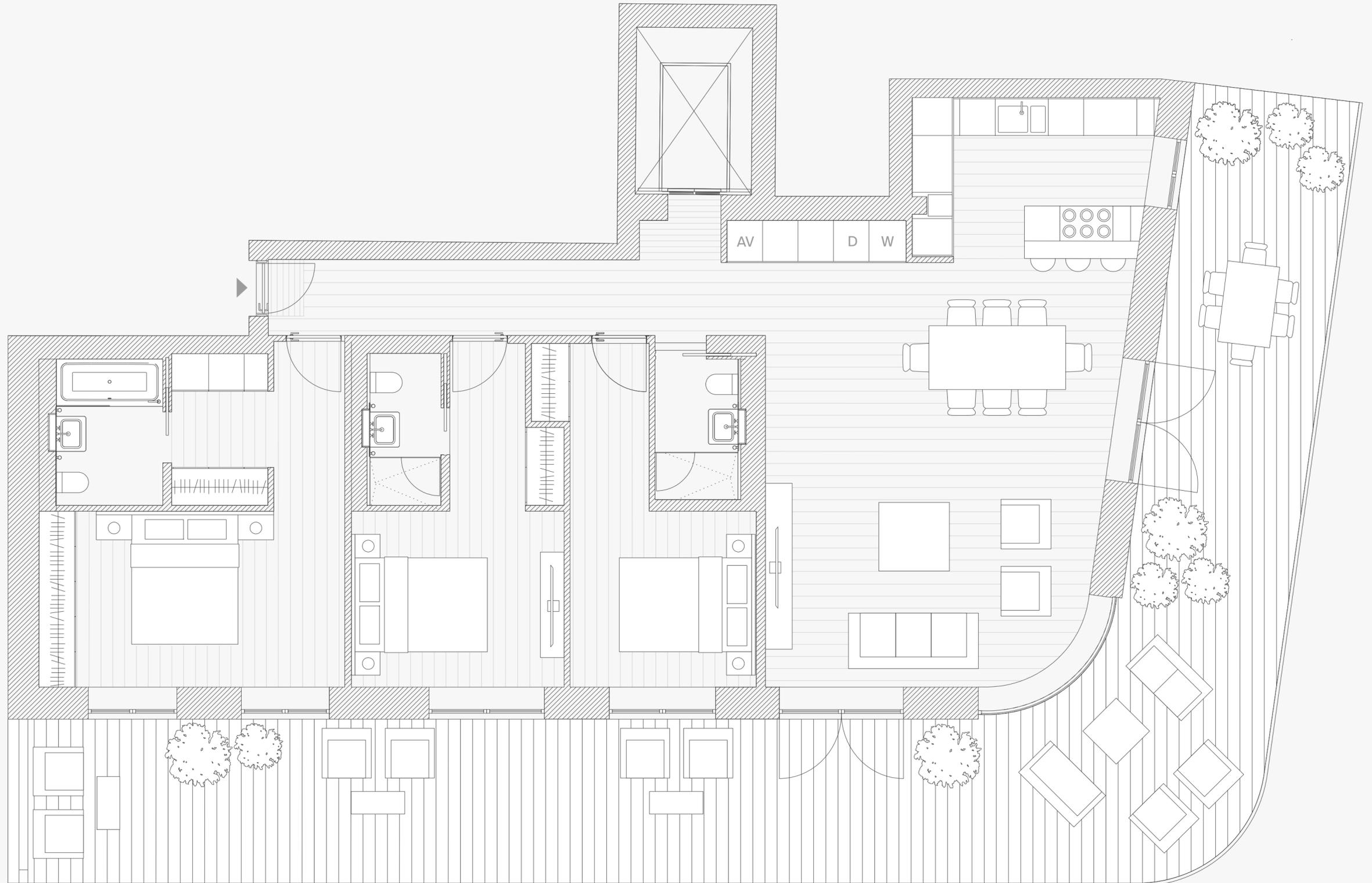
# Penthouse A505



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
<b>Total*</b>	145.5m <sup>2</sup>
	1,566sqft
<b>Terrace*</b>	88m <sup>2</sup>
	953sqft

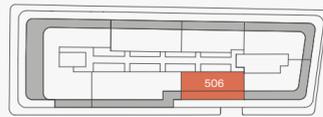


\*All floor plans are draft and subject to change

# Penthouse A506



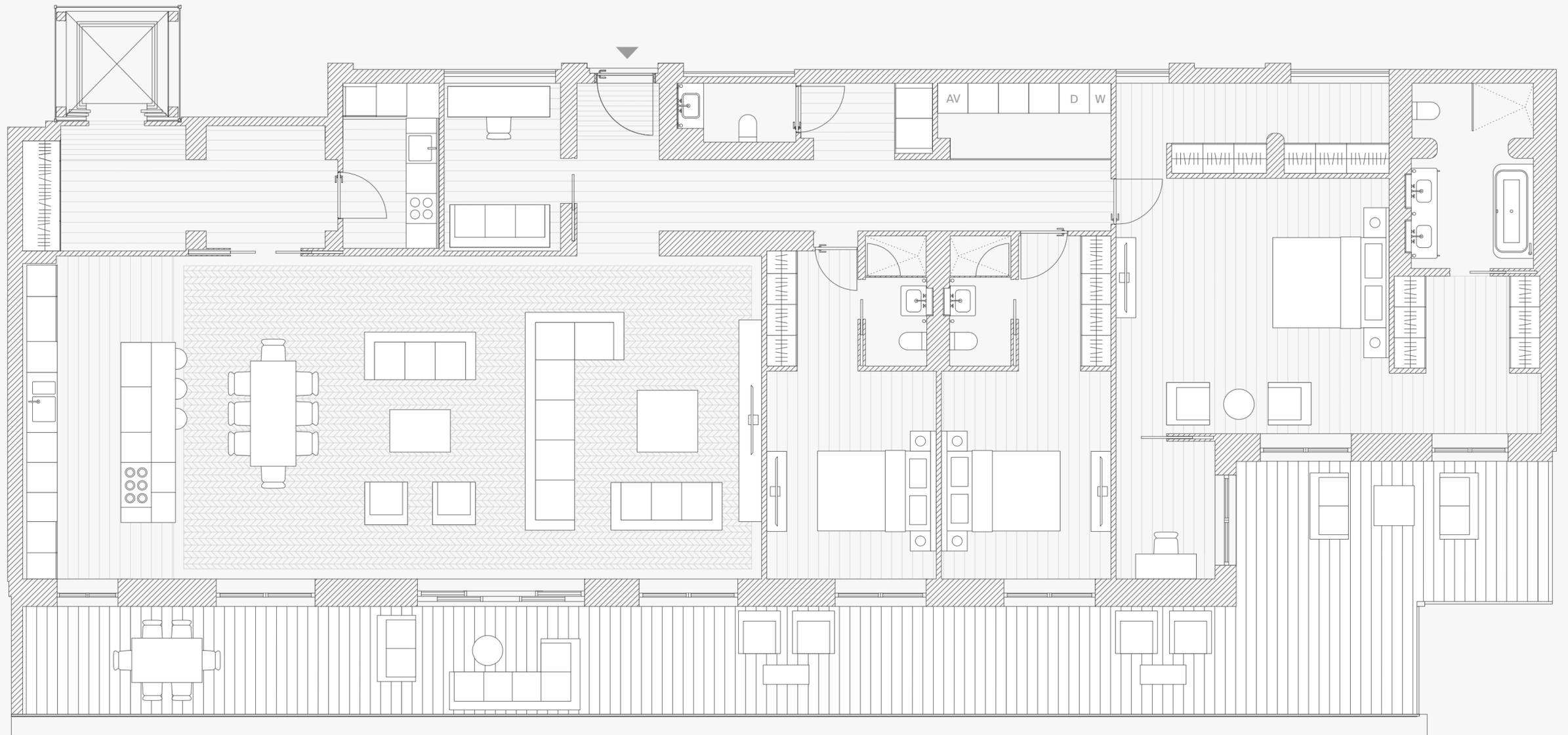
5th Floor



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
<b>Total*</b>	145m <sup>2</sup>
	1,561sqft
<b>Terrace*</b>	59m <sup>2</sup>
	638sqft

\*All floor plans are draft and subject to change

# 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
<b>Total*</b>	279m <sup>2</sup>
	3,003sqft
<b>Terrace*</b>	77m <sup>2</sup>
	827sqft

\*All floor plans are draft and subject to change

# Specification Summary

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## 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

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## 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  
(Luxembourg) S.à.r.l  
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

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### Development Manager

**Concord London Developments Ltd.**  
50 Bolsover St, Marylebone  
London W1W 5NG  
concord-london.com

**CONCORD**  
LONDON

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druce.com

**DRUCE**  
PRIME LONDON  
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### Savills

33 Margaret St, Marylebone  
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savills.co.uk

**savills**

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