

# HUNTERS®

HERE TO GET *you* THERE



## Aybrook St/Moxon St

Marylebone, W1U 4DF

Asking Price £8,201,000



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.



## 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 down lights
- 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 under mount 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, under mounted with marble top and surround. 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

- Under mount 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

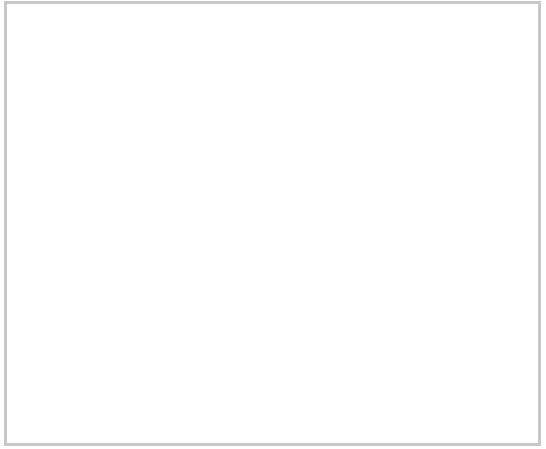
#### Systems

- 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

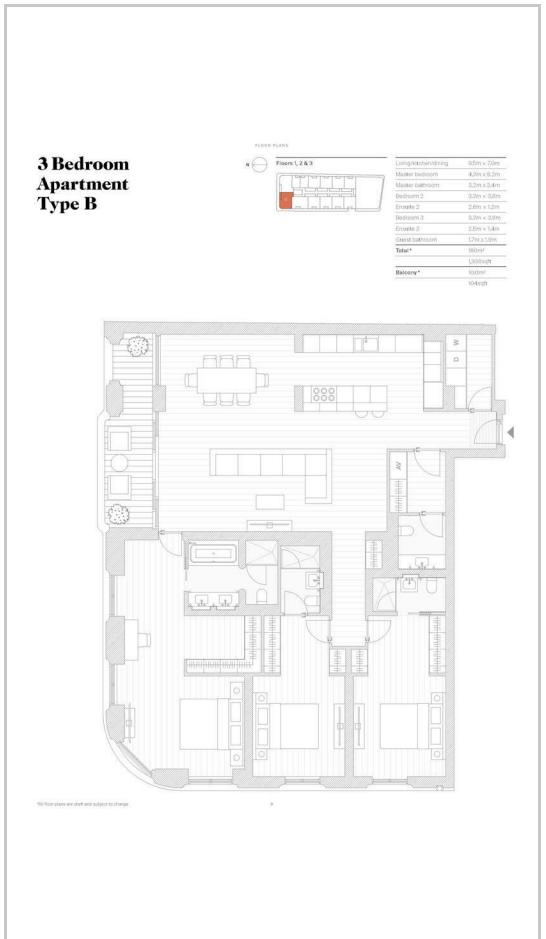
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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## Area Map



## Floor Plans



## Energy Efficiency Graph