



**VITA**  
*Properties*

Marylebone Square, London, W1U | £4,865,000

- Over 25% SOLD
- Designed by Simon Bowden Architecture
- Located in the heart of Marylebone
- Underground Parking Available

- Balcony/Terrace
- Luxury New Build
- Due for completion in 2022

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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Marylebone Square is a stunning new development located in the heart of Marylebone Village. This spacious and stunning 2 Bed + Study with a balcony offers circa 1463 Sq Ft in the first New Build development in Marylebone in the last ten years. Marylebone Square has been designed by Simon Bowden Architecture and with interiors by LIV Interiors. The centrepiece of the building is an open courtyard with an expansive glass roof, filling the area with daylight, while open sides bring in fresh air. In keeping with its naturalistic quality, the courtyard is filled with plants and a water feature, instilling a sense of Feng Shui and wellbeing. Access to the apartments is by individual bridges and walkways, making it an open yet intimate entrance space. Floor to ceiling windows and glass sliding doors invite an influx of natural light. Marylebone Square provides easy access to Paddington, Marylebone and Baker Street Stations, or Bond Street Underground where the Elizabeth Line will connect you to Heathrow Airport or Paris via the Eurostar. For entertainment, hail a cab to the Royal Opera H

nd London's West End, or take a stroll to Selfridges. For weekend walks and relaxing summer evenings, Marylebone Square is equidistant between two of London's Royal Parks, Regents Park and Hyde Park. Marylebone Square has an estimated completion of Q4 2021 and complies with a 10 year build warranty by NHBC. All measurements are approximate and photographs provided for guidance only.

-  Flat
-  Unknown
-  x 2
-  x 1
-  x 2



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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

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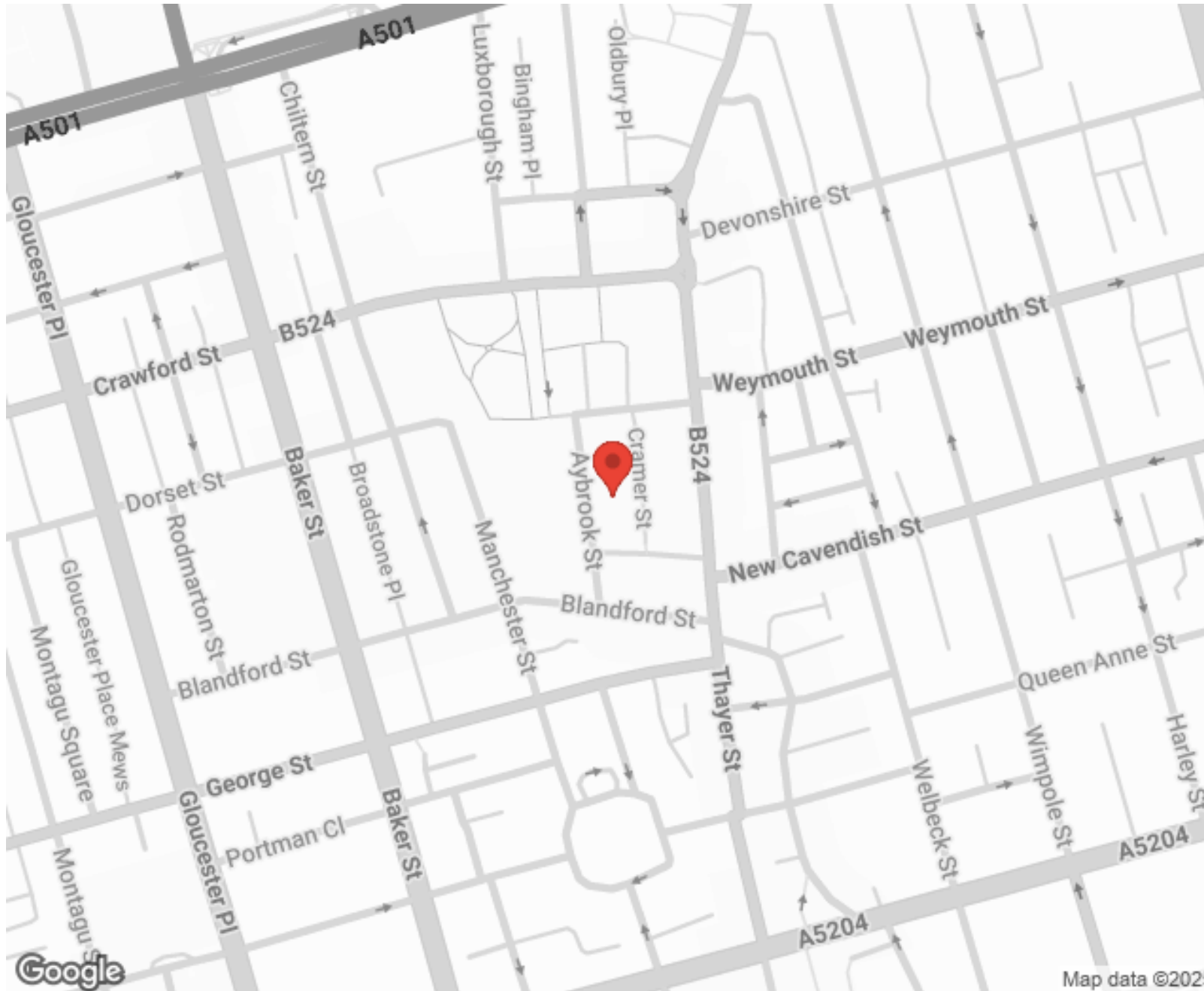


MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"

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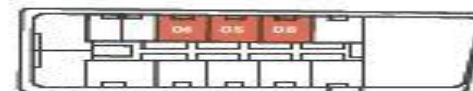


# 2 Bedroom Apartment & Study Mirrored

## FLOOR PLANS



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
Total *	130m <sup>2</sup>
	1,399sqft
Balcony *	7.0m <sup>2</sup>
	64sqft

