

MOXON STREET, MARYLEBONE, LONDON W1  
£5,650,000



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

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### PROPERTY DESCRIPTION

Luxury two-bedroom apartments with a study in the heart of Marylebone Village.

This stunning apartment spans over 1450 sq ft and offers an exceptional blend of style and comfort, featuring two spacious double bedrooms with en-suite, an expansive living area with a seamless dining space, and a sleek, fully-fitted kitchen. With a dedicated study, guest room, and a private balcony, this residence is perfect for modern living. Nestled in an exclusive new development, it comes with secure underground parking and the convenience of a 24-hour concierge service, ensuring a truly sophisticated lifestyle.

Arrange a private viewing today with our team at Mayfair Square to see this exceptional apartment.

#### The Development

The development, located in a district known for its iconic red-brick Georgian architecture, blends tradition with modernity, designed as a contemporary take on classic London mansion blocks. The exterior features glazed terracotta and European-inspired cast metal balustrades, with a standout modern lantern frieze reminiscent of historic London landmarks like The Royal Albert Hall. At its core is a stunning five-level glass-canopied courtyard, offering a peaceful retreat with granite paving, silver birch trees, and a lily pond. Innovative airflow systems provide a seamless transition between the lively streets and serene private residences, creating a harmonious urban living experience.

Please note photographs are CGI's (Computer-generated imagery) and are only for guidance.



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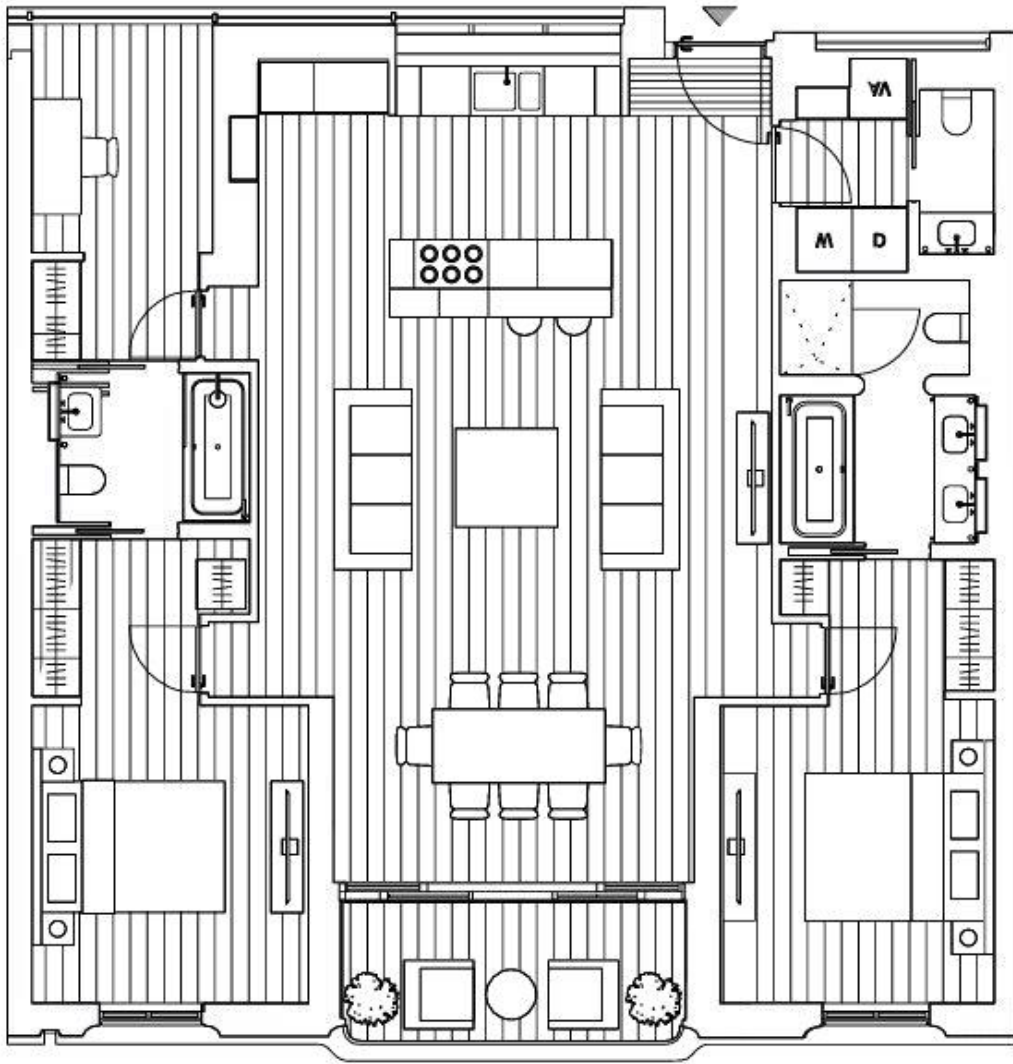
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Living/kitchen/dining	6.3m x 10.0m
Master bedroom	3.3m x 3.9m
Master bathroom	2.4m x 3.2m
Bedroom 2	3.3m x 3.9m
Ensuite 2	2.3m x 1.8m
Study	2.1m x 3.9m
Guest bathroom	0.9m x 2.0m
Total *	130m <sup>2</sup>
	1,399sqft
Balcony *	7.0m <sup>2</sup>
	74sqft



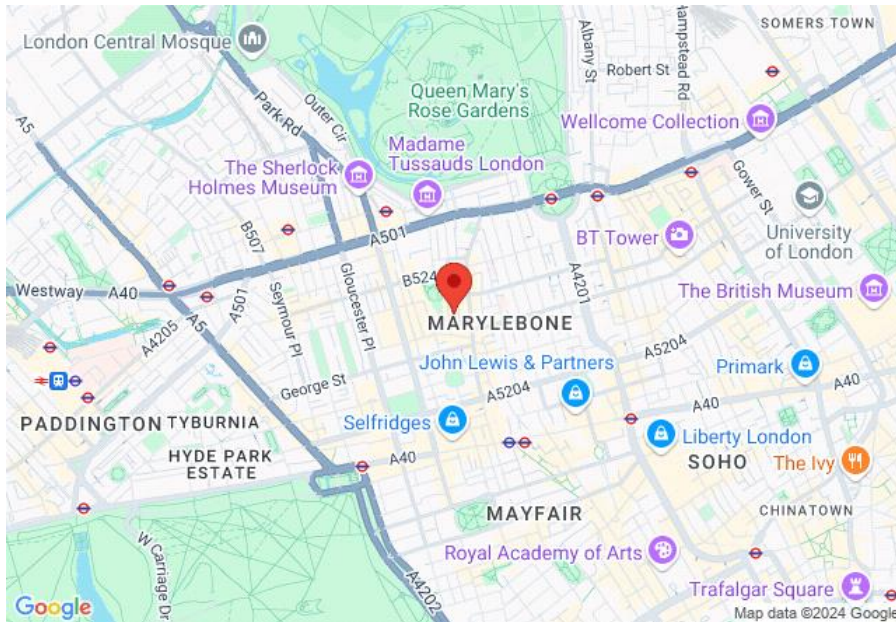
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



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