

MOXON STREET, MARYLEBONE, LONDON W1  
£3,250,000



## MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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### PROPERTY DESCRIPTION

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

This stunning apartment spans over 950 sq ft and offers an exceptional blend of style and comfort, featuring one spacious double bedroom 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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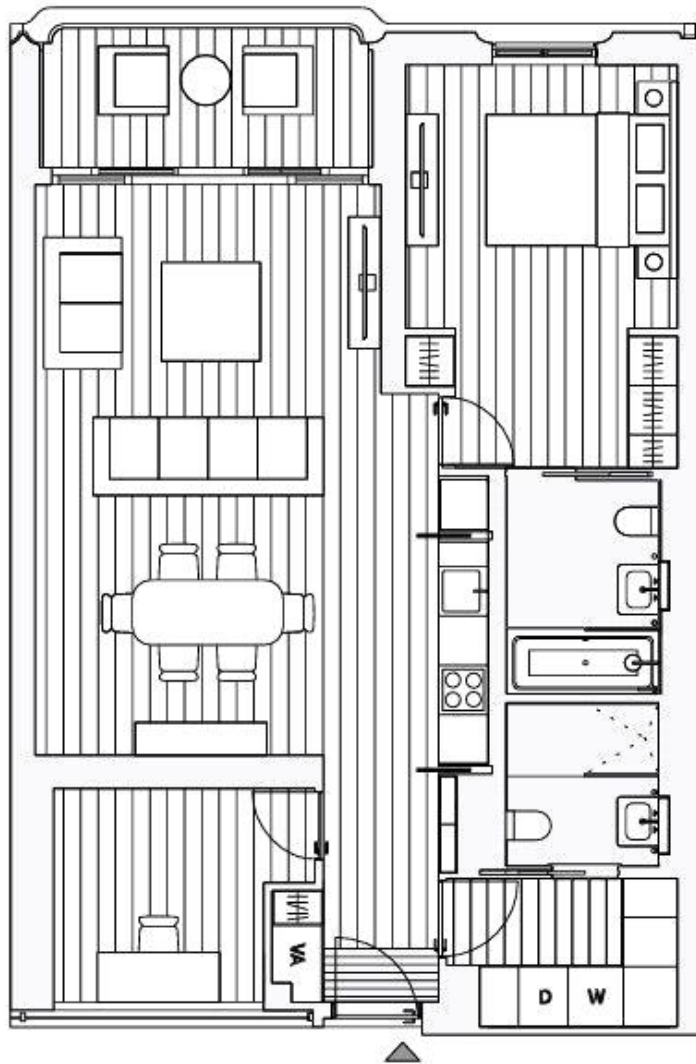
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|                       |                   |
|-----------------------|-------------------|
| Living/kitchen/dining | 4.9m x 6.9m       |
| Master bedroom        | 3.3m x 2.9m       |
| Master bathroom       | 1.8m x 2.6m       |
| Study                 | 2.6m x 2.5m       |
| Guest bathroom        | 1.8m x 2.0m       |
| <b>Total *</b>        |                   |
|                       | 89m <sup>2</sup>  |
|                       | 896sqft           |
| <b>Balcony *</b>      |                   |
|                       | 6.0m <sup>2</sup> |
|                       | 60sqft            |



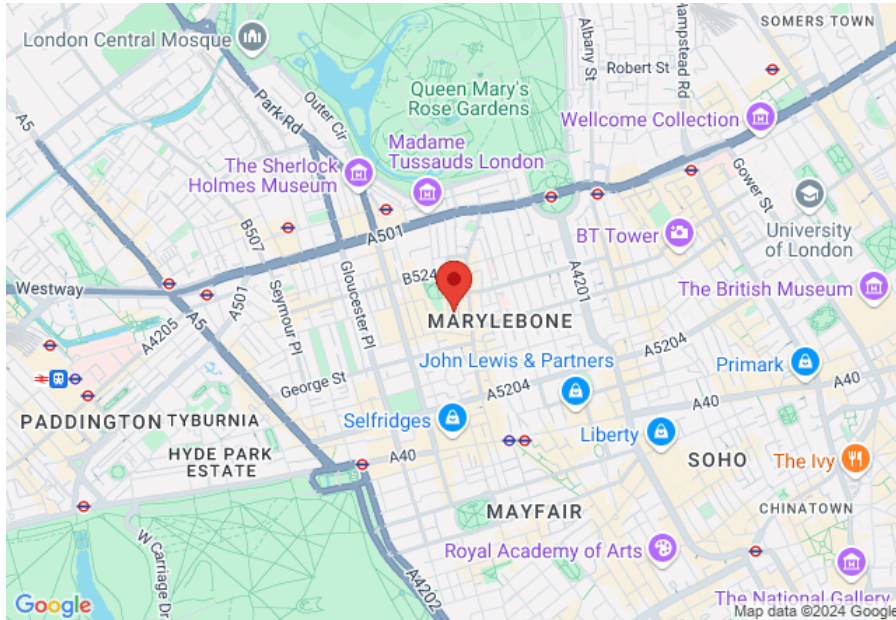
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| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92-100) <b>A</b>                           |   |           |
| (81-91) <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

Important Notice:

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