

FIRST EDITION

# Marylebone Square

LONDON W1

Intricately engineered architecture. Sensitively designed apartments.  
A thoughtfully built home. Welcome to Marylebone Square.

What makes a building a home?  
It's more than smart design,  
a welcoming community and a rare  
location. It's a sensitive addition  
to a sophisticated neighbourhood.  
It's a blend of simplicity and intricacy,  
and of old and new. It's a place  
where you feel a sense of belonging.





#### A crafted building

Through its sympathetic construction, the building is a detail-rich yet contemporary addition to the area.

# The New Heart of W1

Marylebone is a rare find. With more charm than Fitzrovia and more diversity than Mayfair, it has always boasted more character than its neighbours. Its proximity to Oxford Street and Regent's Park sits in contrast to its leafy surroundings and village-like intimacy. With an elegant mix of architectural styles – from Georgian terraces to Victorian mansion blocks – and an ever-evolving catalogue of stylish

boutiques and eateries, Marylebone is both endearingly traditional and vibrantly urban. The latest addition to the neighbourhood is Marylebone Square. A contemporary take on the classic London mansion, it is an intuitively designed building that slots into the urban fabric of Marylebone. Home to 54 apartments, carefully selected boutiques, restaurants and a versatile hall, it offers the very best of a refined London village lifestyle.



Each street, manor and meandering lane in Marylebone has a story to tell. With its origins dating back to the 11th century, Marylebone has been shaped and moulded by a succession of noble hands to become the sophisticated urban village it is today. A desirable part of central London, it has been home to many famous names over the years, such as Charles Dickens, Jimi Hendrix and Paul McCartney. Marylebone Square is a rare opportunity to make a prestigious central London square a place you can call home.

# The Story of Marylebone



**A rich history**  
Marylebone's gridded streets and Georgian manors stand as testaments to the area's unique heritage.



1960

**A place to gather**  
Initially established as an urban block, the space has always been a place to bring the community together.



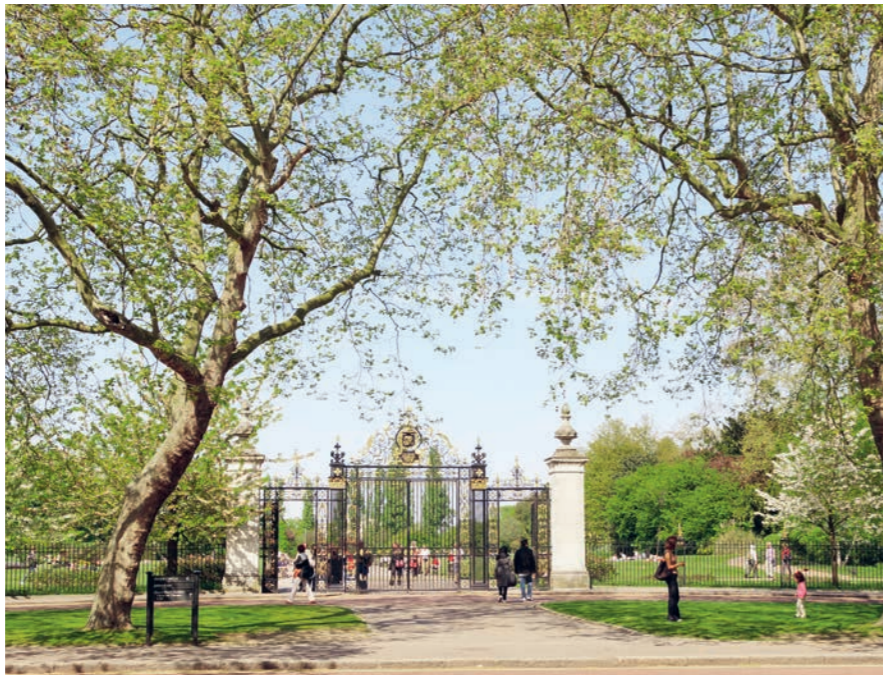
The site that Marylebone Square occupies, which sits at the heart of the notable Howard de Walden estate, has been left as an open square since 1966. A prime spot for the area's lively weekly farmer's market - and otherwise used as a car park for the community - it is the ideal location for a new kind of central London mansion block. Weaving streets, people and businesses together into the urban fabric of the area, Marylebone Square is a building that speaks to the history of its surroundings and its vibrant future.





Today, the soft urban buzz of Marylebone High Street is complimented by a feeling of familiarity that runs through the neighbourhood. It's a hidden enclave that is a welcome surprise – an unspoiled pocket of London that boasts charming architecture, artisan cafés and tasteful boutiques. With highlights such as Regent's Park, the Royal Academy of Music and The Wallace Collection on your doorstep, Marylebone, in all its understated glory, is the very best of central London living.

# London from the Front Row



**Verdant surroundings**  
Marylebone is within walking distance to Regent's Park and Hyde Park.

**Keeping it local**  
From bespoke florists to boutique bookshops, Marylebone has something for everyone.





**A golden postcode**  
A hidden pocket of W1, Marylebone is a striking blend of traditional and classic architecture.

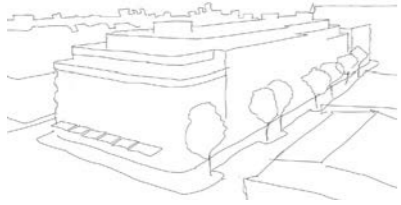


**A vibrant neighbourhood**  
In the warmer months, the community gathers to enjoy drinking and dining alfresco.

At Marylebone Square you are perfectly placed. You can easily get 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 House and London's West End, or take a stroll to Selfridges. For weekend walks and relaxing summer evenings, Paddington Street Gardens serves as your very own back garden, while Hyde Park is just down the road.



- 1 Daunt Books**  
84 Marylebone High Street  
W1U 4QW
- 2 La Fromagerie**  
2-6 Moxon Street  
W1U 4EW
- 3 Ginger Pig**  
8-10 Moxon Street  
W1U 4EW
- 4 Waitrose**  
98-101 Marylebone  
High Street, W1U 4SD
- 5 The Providores**  
109 Marylebone High Street  
W1U 4RX
- 6 Daylesford**  
6-8 Blandford Street  
W1U 4AU
- 7 Roganic**  
5-7 Blandford Street  
W1U 3DB
- 8 Chiltern Firehouse**  
1 Chiltern Street  
W1U 7PA
- 9 The Wallace Collection**  
Hertford House  
Manchester Square  
W1U 3BN
- 10 The Ivy Cafe**  
96 Marylebone Lane  
W1U 2QA
- 11 Wigmore Hall**  
36 Wigmore Street  
W1U 2BP
- 12 The Langham**  
1C Portland Place  
W1B 1JA
- 13 Laconda Locatelli**  
8 Seymour Street  
W1H 7JZ
- 14 Selfridges**  
400 Oxford Street  
W1A 1AB
- 15 London Business School**  
26 Sussex Place  
W2 2TH
- 16 Royal Academy of Music**  
Marylebone Road  
NW1 5HT



**A sensitive addition**

Bound by Aybrook, Moxon, Cramer and St Vincent Streets, Marylebone Square takes up the space of an entire city block and gracefully slots into the local urban fabric.







# Classic Craft, Modern Design

## Rich with detail

The cast-aluminium balustrades give the building a distinct, authentic quality.

Combining traditional craft with 21st-century engineering, Marylebone Square blends into its historic home with a subtle modernity that enhances its surroundings. While the cast-aluminium balustrades reference the classic Victorian mansion block, the glazed-terracotta exterior speaks to a contemporary neighbourhood. “We wanted to use technology and engineering to reintroduce old craft into a contemporary production,” says lead architect Simon Bowden. “The balustrades were produced by a local foundry and reintroduce an architectural aspect that is hundreds of years old.” The building’s form

is rich with detail: floor-to-ceiling windows accentuate the horizontal rhythm of the exterior, while Juliet balconies add a European sensibility to the design. “It was designed with a singular vision,” says Simon, “so it has a cohesive quality – and a distinct character that is strengthened by the robustness of the natural materials.” The building’s signature feature is an intricate lantern frieze that runs along the edge of the terraced penthouses, unifying the design with a unique identity. Marylebone Square doesn’t shout: it sits unobtrusively at the heart of the community with a graceful, eye-catching presence.

**At one with nature**

With an abundance of greenery, the courtyard is an oasis of calm in the city.



A place to pass through, gather or unwind, the open courtyard is the centrepiece of the building. Its expansive glass roof fills 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 well-being as you walk in. Access to the apartments is by individual bridges and walkways, making it an open yet intimate entrance space. Whether it's a good morning greeting to a neighbour – or an off-the-cuff conversation on your way home – the courtyard provides a calming environment that is a rarity in the big city.





**Your personal walkway**  
Most apartments have their own approach leading to the front door for added privacy.



# Step Inside



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, each apartment and penthouse is generously spacious, yet warmly intimate. Floor-to-ceiling windows and glass sliding doors invite an influx of natural light – giving each space a bright and capacious feel. Whether you're hosting dinner parties for friends or birthday parties for little ones, the airy, open-plan layout makes it the ideal place for a get-together. Ranging from one-bed to three-bed layouts, spaces are tailored to occupants – making each apartment an inimitable home.

**Generosity of space**

The apartments offer plenty of natural light and an oasis of calm in the city.



**A room with a view**  
Take in London's skyline  
from the comfort of your  
own living room.





**Building a home**

High quality natural materials give the bedroom a tranquil, classic quality.

**Understated elegance**

The bathroom has a harmonious blend of natural materials and subtle bronze detailing.





# Floor Plans

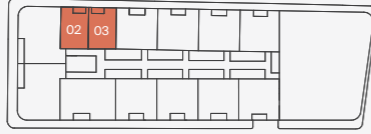
**Naturally lit**  
Floor-to-ceiling windows  
invite a flood of daylight  
into your home.

# 1 Bedroom Apartment & Study

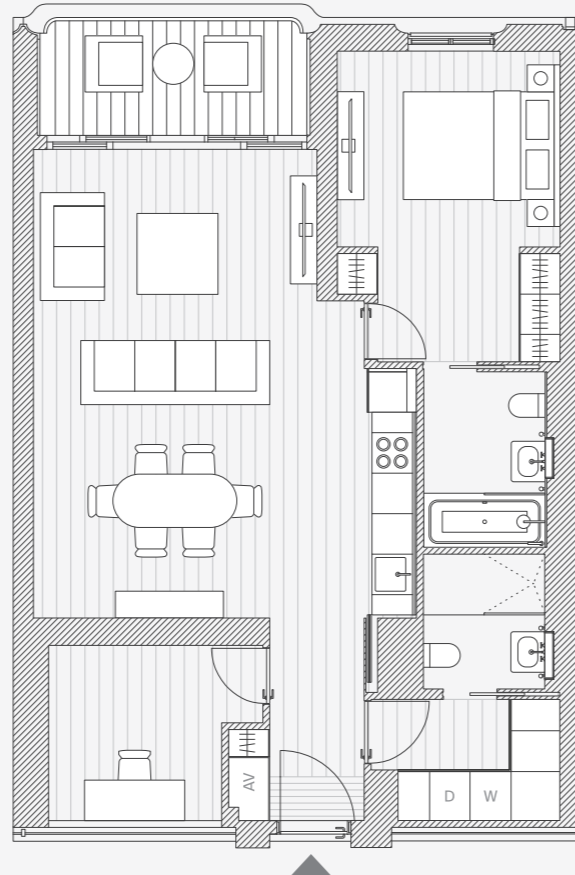
MARYLEBONE SQUARE



Floors 1, 2 & 3



Living/kitchen/dining	5.0m x 6.9m
Master bedroom	3.3m x 2.9m
Master bathroom	1.8m x 2.6m
Study	2.6m x 2.6m
Guest bathroom	1.8m x 2.0m
<b>Total *</b>	83m <sup>2</sup>
	893sqft
<b>Balcony *</b>	6.0m <sup>2</sup>
	65sqft

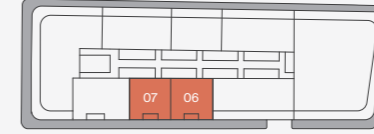


# 2 Bedroom Apartment & Study

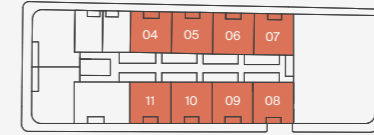
FLOOR PLANS



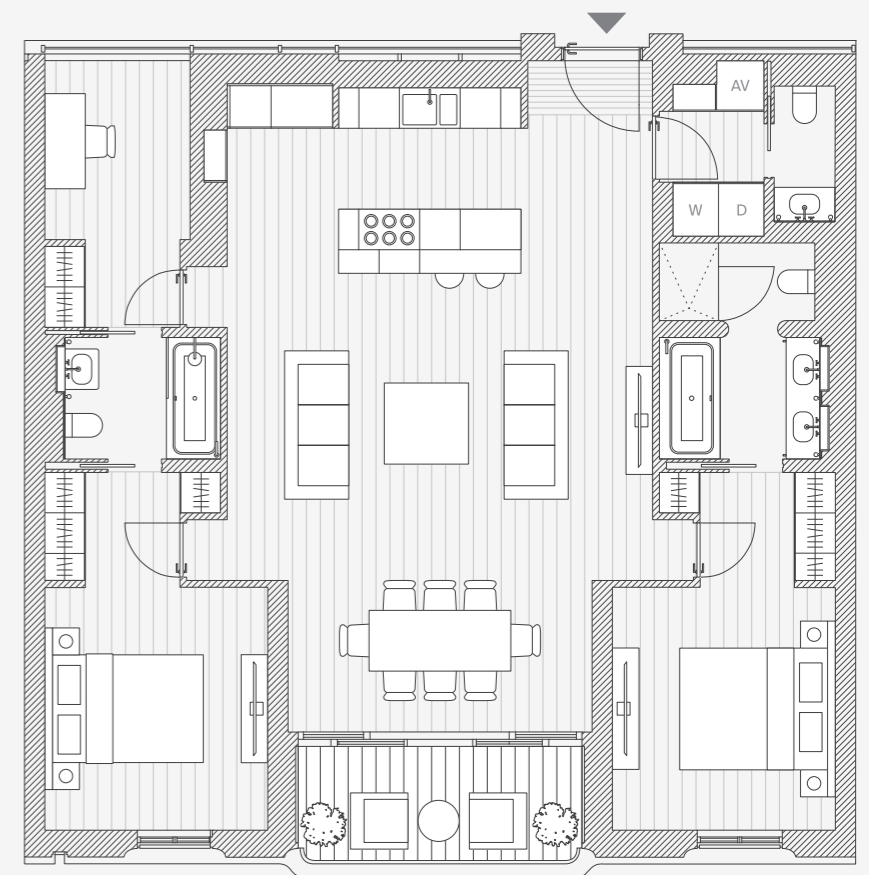
4th Floor



Floors 1, 2 & 3



Living/kitchen/dining	6.3m x 10.0m
Master bedroom	3.3m x 3.6m
Master bathroom	2.5m x 3.2m
Bedroom 2	3.3m x 3.6m
Ensuite 2	2.4m x 1.8m
Study	2.1m x 3.9m
Guest bathroom	0.9m x 2.0m
<b>Total *</b>	126m <sup>2</sup>
	1,356sqft
<b>Balcony *</b>	7.0m <sup>2</sup>
	75sqft

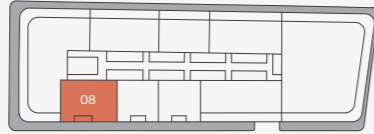




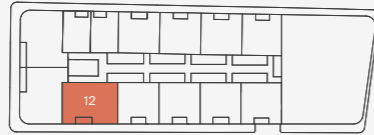
# 3 Bedroom Apartment Type A & Study



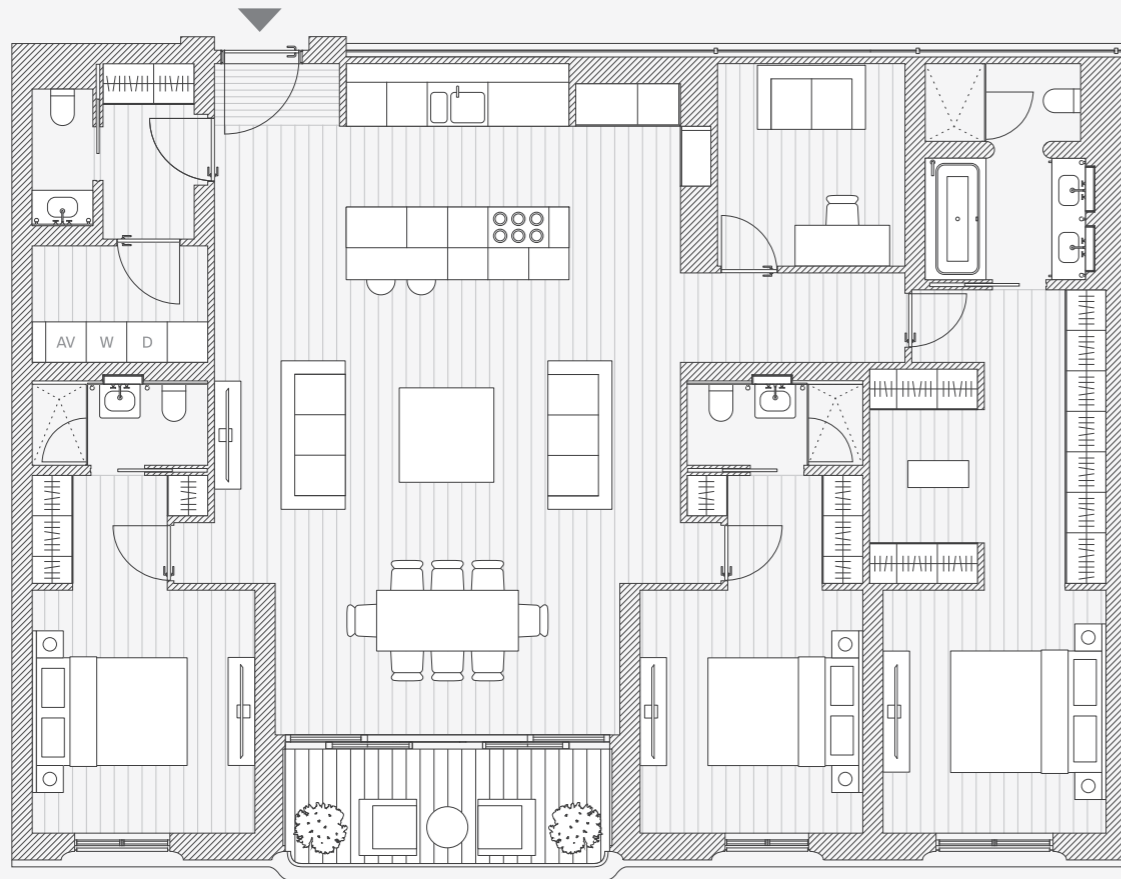
4th Floor



Floors 1, 2 & 3



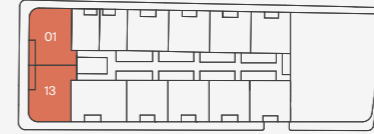
Living/kitchen/dining	6.9m x 10.0m
Master bedroom	3.3m x 8.0m
Master bathroom	2.5m x 3.2m
Bedroom 2	3.3m x 3.6m
Ensuite 2	1.2m x 2.6m
Bedroom 3	3.3m x 3.6m
Ensuite 3	1.2m x 2.6m
Study	2.7m x 3.0m
Guest bathroom	0.9 x 2.0m
<b>Total *</b>	173m <sup>2</sup>
	1,862sqft
<b>Balcony *</b>	8.0m <sup>2</sup>
	86sqft



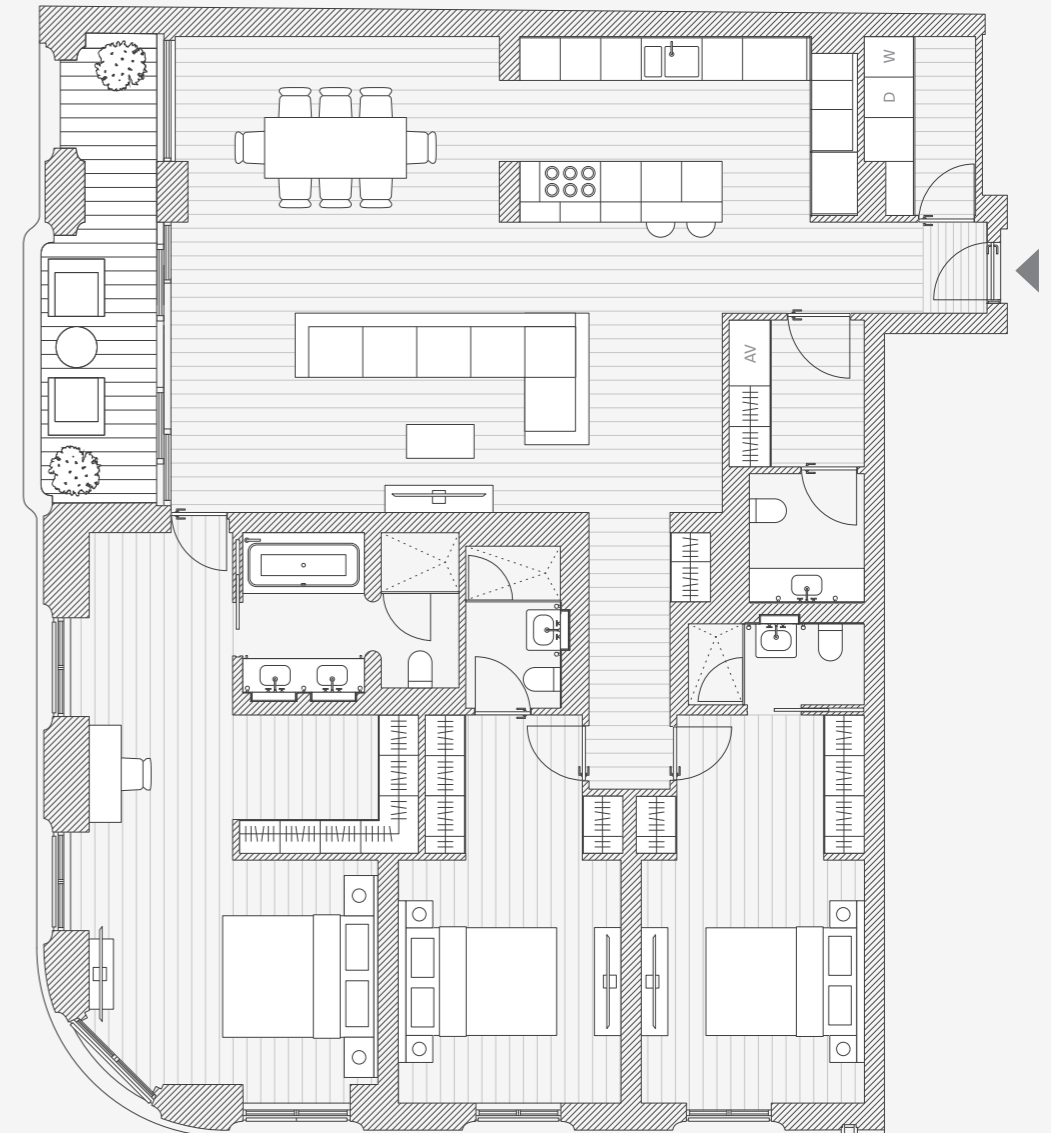
# 3 Bedroom Apartment Type B



Floors 1, 2 & 3



Living/kitchen/dining	12.0m x 7.0m
Master bedroom	4.2m x 8.3m
Master bathroom	3.2m x 2.5m
Bedroom 2	3.3m x 3.6m
Ensuite 2	2.6m x 1.2m
Bedroom 3	3.3m x 3.6m
Ensuite 3	2.5m x 1.4m
Guest bathroom	1.7m x 1.9m
<b>Total *</b>	180m <sup>2</sup>
	1,938sqft
<b>Balcony *</b>	10.0m <sup>2</sup>
	108sqft



**Developer**

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**Book Design**

Winkreative

**Notes**

Lined area for notes.

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