



# MOLYNEUX STREET

## MARYLEBONE



£4,950,000

**WETHERELL**  
MAYFAIR'S FINEST PROPERTIES

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## MOLYNEUX STREET MARYLEBONE



NEW DEVELOPMENT: A brand new three bedroom apartment with 24hr portage and parking situated within one of Marylebone's quiet residential roads.

NEW DEVELOPMENT • PARKING • 24H PORTAGE

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**NEW DEVELOPMENT:** A brand new three bedroom apartment with 24hr portage and parking situated within one of Marylebone's quiet residential roads.

One Molyneux Street is a new development of 32 residential apartments designed by Shard Architects in association with developers Coronado.

Drawing on the influences of the adjacent listed buildings that typify this world renowned address, the building will blend in seamlessly with the local architecture whilst offering the very latest in modern living with a dedicated concierge service, private residents amenity and secure underground parking.

One Molyneux is just one of a multitude of new developments in the dramatically changing and improving face of Marylebone. The Portman Estate have identified several initiatives that will enhance their estate as a desirable place to live, work and visit, competing with neighbouring Mayfair and Fitzrovia which we are also going through their own refinements.

This spectacular development includes:

#### Amenities

- 1,978 sqft
- 24 hour concierge & security
- Car parking
- Private residents' function rooms
- Private cinema room
- Lift

#### Tenure:

999 year lease plus share of freehold

£4,950,000

Wetherell have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Wetherell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 2021



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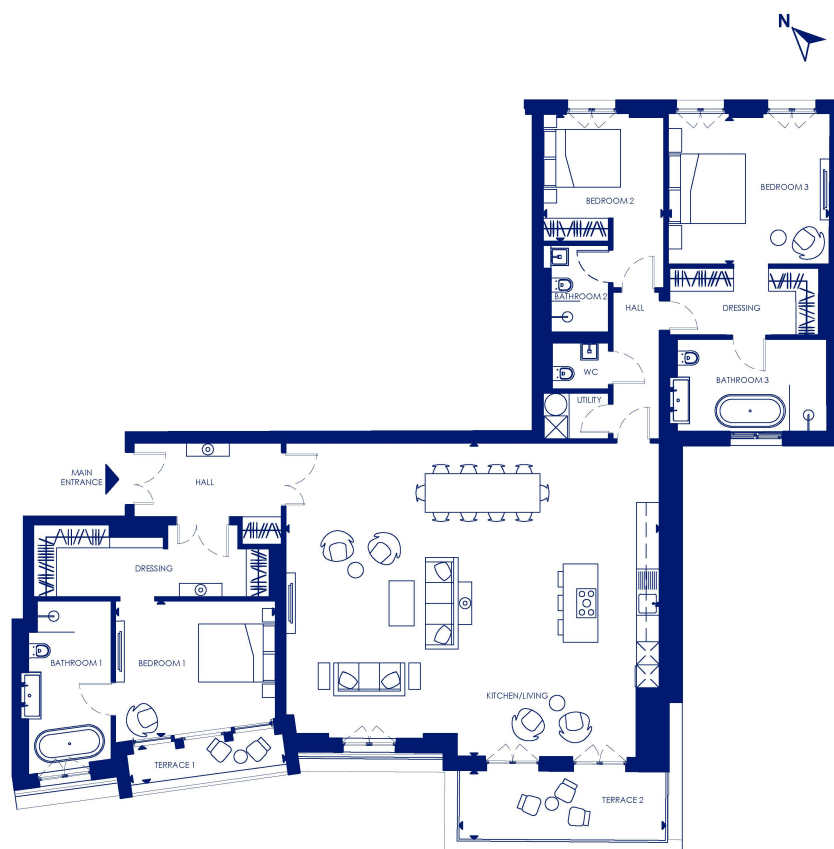
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### APARTMENT 28

TOTAL AREA	183.80 sq m	1,978 sq ft
Kitchen/Living	9.7m x 8.1m	31'10" x 26'7"
Bedroom 1	4.2m x 3.5m	13'9" x 11'6"
Bedroom 2	3.3m x 3.1m	10'10" x 10'2"
Bedroom 3	4.1m x 3.9m	13'5" x 12'10"
Terrace 1	4.1m x 1.0m	13'5" x 3'3"
Terrace 2	5.3m x 1.8m	17'5" x 5'11"



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