



# ONE MOLYNEUX ST.

MARYLEBONE LONDON W1

## ESSENTIAL INFORMATION

### COMPLETION

Q3 2019

### DEVELOPER

Coronado Property Developments

### SERVICE CHARGE

Estimated circa £9.40 per square foot per annum

### GROUND RENT

Peppercorn (nil)

### COUNCIL TAX

Council Tax rate for 2019/20  
Westminster City Council  
£1,507.00

Source: [www.westminster.gov.uk](http://www.westminster.gov.uk)

### TENURE

999 year lease plus share of freehold

### WARRANTY

10 year build warranty  
BLP Insurance

# ONE MOLYNEUX ST.

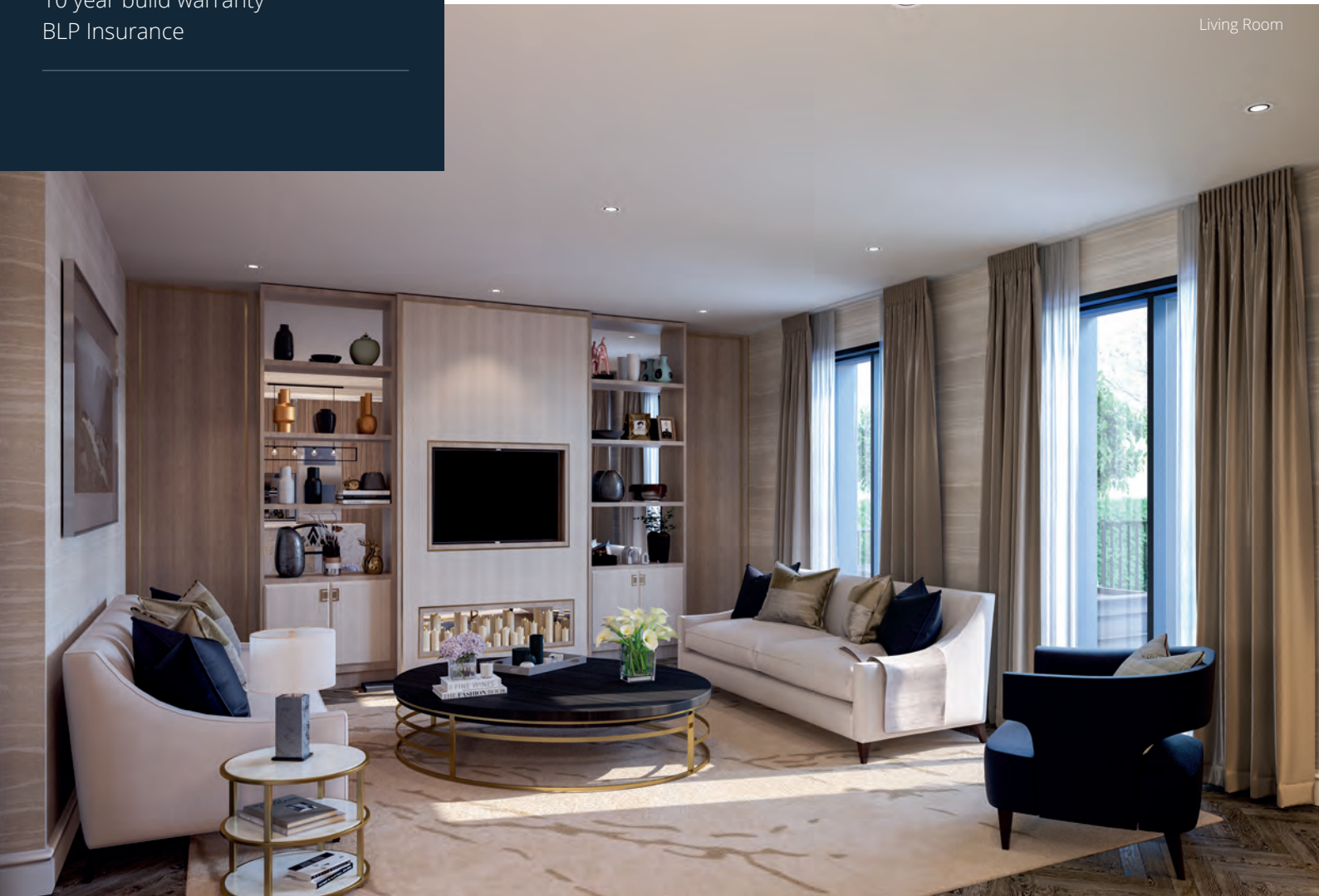
MARYLEBONE LONDON W1

## An exclusive residence in one of London's most prestigious locations

Within one of Marylebone's quiet residential streets you will find One Molyneux Street, a collection of 32 exquisite contemporary residential apartments set behind a private facade that blends seamlessly into the period surrounds.

Beautiful textures and materials have been chosen to reflect the streetscape of this conservation area. The building draws on the facade of the typical Marylebone townhouse and updates the silhouette with a contemporary twist.

Living Room





Media Lounge

### UNIQUE SELLING POINTS

Between and within walking distance of Hyde Park and Regent's Park

Within walking distance of the amenities of London's premier shopping districts of Bond Street, Mayfair & Oxford Street

Walking distance to Paddington and Marylebone train stations and Edgware Road tube station

New build

Media lounge

Secure underground parking

Terraces and/or balconies to the majority of apartments

24 hour concierge

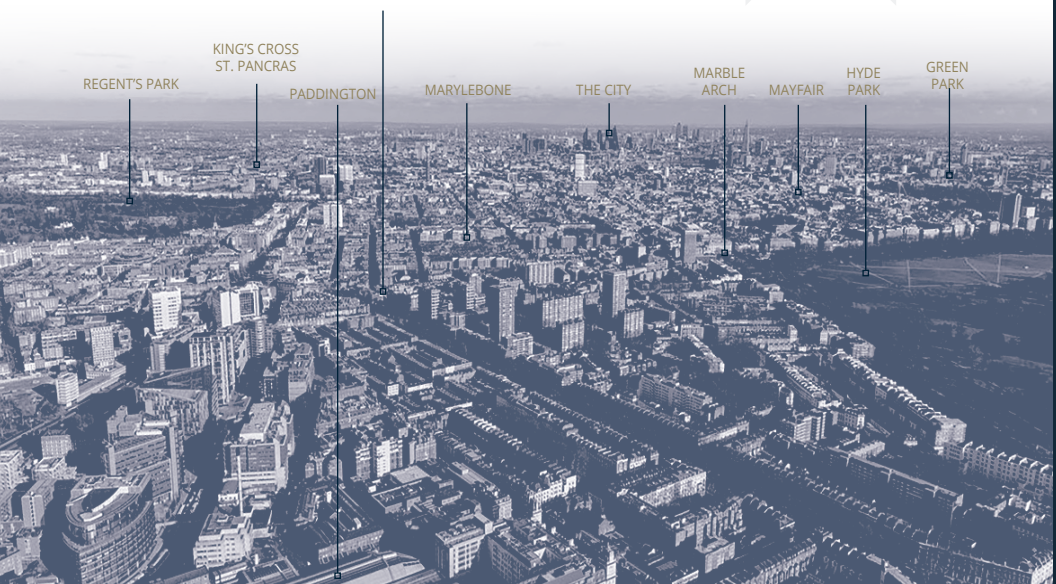
CCTV security system

Electric car charging points

Cycle storage available

## ONE MOLYNEUX ST.

MARYLEBONE LONDON W1



# SPECIFICATION

## FEATURES & INTERIOR FINISHES

- Paneled internal doors in Grey Coto Oak veneer
- Brushed satin nickel door ironmongery
- Herringbone hard wood flooring
- Screwless brushed nickel switch plates
- Scene lighting to principle rooms
- Master bedroom with bespoke wardrobe joinery Thermo Oak veneer, glass doors to joinery and integrated lighting.
- Guest bedrooms with lacquered wardrobes, incorporating shelving, hanging rails
- Carpet floor finishes to all bedrooms
- Private balconies and terraces to select apartments with millboard decking and painted guard rails
- Ground floor access to street

## ELEGANT RECEPTION LOBBY

- 24/7 Concierge desk
- Comfortable residents and guest seating area
- Square LED lit coffered ceiling with integral feature lighting leading to a double height ceiling area with chandelier
- Wallpapered finish
- Bio ethanol fireplace with full double height porcelain chimney breast.
- Selected artwork
- Backlit wall panels and free standing concierge desk.

## LOBBY LIFT

- Two dedicated passenger lifts securely servicing all floors including underground parking and media lounge.

## BESPOKE KITCHENS

- Handless Atlanta Terra Oak veneered doors to tall cupboards
- Door panels in Soft Basalt Grey
- Stainless steel Channel handle
- 20mm Misty Carrara Caesarstone worktop
- Breakfast island worktop and front finished with Misty Carrara Caesarstone worktop
- Grey smoked mirror splashback
- Quooker instant boiling and filter water tap
- Integrated feature lighting
- Herringbone hard wood flooring
- Miele or similar integrated appliances to include:
  - Combination oven
  - Combination microwave oven
  - Integrated induction hob with integrated extractor
  - Fridge/freezer
  - Dishwasher
  - Washer/dryer (When not in Utility room)
  - Wine cooler to selected apartments



## MASTER BATHROOM

- Polished marble effect to wall and floor finish
- Sanitary ware by Duravit and Dornbracht brassware.
- Walk in shower cubicle with marble effect feature wall and bespoke shower screen
- Free standing bath with lever handle
- Mirrored vanity wall cabinet over Alape vanity unit with integral lighting and integral shaving point
- Wall hung WC
- Thermostatically controlled under floor heating
- Whole house ventilation system
- Electronically heated towel rail with thermostatic control

## BATHROOMS AND CLOAKROOMS

- Sanitary ware by Duravit and Dornbracht brassware
- Porcelain floor finish
- Mirror above vanity unit with integral lighting and integral shaving point
- Thermostatically controlled under floor heating
- Electronically heated towel rail with thermostatic control
- Walk in shower cubicle and bespoke shower screen where applicable
- Wall hung WC

## MEDIA LOUNGE

- Full height joinery
- Dark Oak flooring
- Kitchen
- Fireplace in full height joinery
- TV
- Pool Table
- Toilets

## HOME AUTOMATION & AUDIO-VISUAL

- Audio/video intercom entry phone system
- BT points to principal living areas and master bedroom
- Broadband connection (purchaser subscription)
- TV points (incl SKY+ and SKY HD) to principal living areas
- Communal satellite dish

## MECHANICAL & ENERGY SYSTEMS

- Underfloor heating throughout
- Comfort cooling/heating throughout
- Photovoltaic panels to roof
- Green living roof with Sedum plants

## CAR PARKING

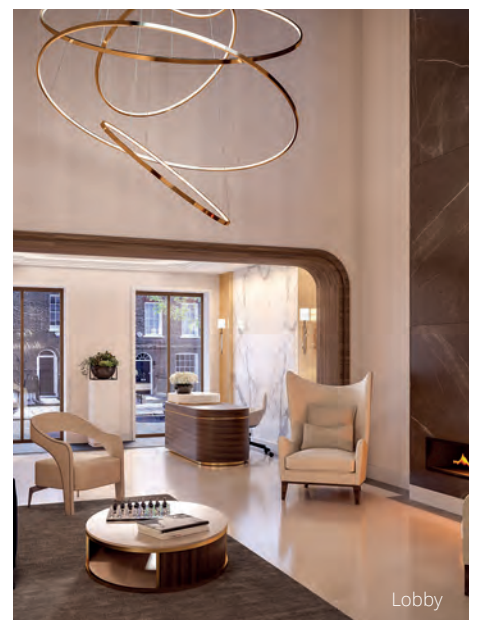
- Secure underground parking system
- CCTV security system
- Bike storage area
- Electric car charging points

## SECURITY

- Manned 24/7 concierge on site
- Banham Security locks or equivalent
- Entry through fob system
- CCTV security system
- Mains supply smoke detectors and sprinkler system

## MANAGING COMPANY

Knight Frank will be appointed to manage all community facilities providing residents with a high quality luxurious living experience. (Service charge applicable)





Master Bedroom

## TERMS OF PAYMENT

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- A non-refundable reservation fee of £5,000 up to £2,500,000 is payable
- A non-refundable reservation fee of £10,000 over £2,500,000 is payable
- 10% of purchase price (less reservation deposit paid) is payable upon exchange of contracts within 21 days of reservation
- The remaining 90% of the purchase price is payable on completion of the purchase

### DEVELOPER'S SOLICITORS

#### ROSLING KING LLP

10 Old Bailey

London EC4M 7NG

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Tel: +44 20 7246 8084

[www.rklp.com](http://www.rklp.com)

### DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACTS

- A. Photo identification – passport / driving license
- B. A current utility bill or bank statement showing name and home address, no older than 3 months

Please be advised that if originals are not certified by the Sales Team, Rosling King LLP must be provided with certified copies of the above documents

If the purchase is being taken in a company name, then the following must be provided:

- A. A copy of the certificate of incorporation and memorandum of articles and association
- B. Evidence of the company's registered address
- C. A list of Directors
- D. A list of Shareholders
- E. Individual photo identification and address identification for Directors and Shareholders

Disclaimer: This brochure and the information contained in it does not form part of any contract and includes computer generated images which are indicative only. Although every care has been taken in the preparation of these particulars and images, they are intended only as a guide. All representations including without limitation, particulars, images, floor plans and specification are based on preliminary plans and specifications before construction and may change during the course of construction and specifications and final finishes may vary. Therefore, prospective purchasers should not place reliance on this information and must obtain independent legal advice from a solicitor and/or other appropriate professional advisers.

# ONE MOLYNEUX ST.

MARYLEBONE LONDON W1



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L O N D O N