



# MARATHON HOUSE

MARYLEBONE, NW1



ASKING PRICE  
£975,000





# MARATHON HOUSE

## MARYLEBONE ROAD

### LONDON, NW1

- Two Bedrooms
- Two Bathrooms
- 5th Floor
- 24 Hour Concierge
- Residents Gym
- Comfort Cooling

A well-proportioned two-bedroom, two-bathroom apartment situated on the 5th floor of the highly sought-after Marathon House in Marylebone.

Offering approximately 924 sqft of internal space, the apartment features a bright reception room and a separate fitted kitchen, along with two double bedrooms, each with built-in wardrobes. The master bedroom includes an en-suite bathroom, complemented by a second family bathroom. The property is presented in good overall condition.

Residents benefit from comfort cooling throughout, as well as high-quality building amenities including a 24-hour concierge service and an exclusive residents' gym.

Located in the heart of Marylebone, the building is close to an excellent selection of boutique shops, cafés, restaurants and transport links.

Transport:

Marylebone Station – moments away, offering National Rail services and Underground access via the Bakerloo Line.

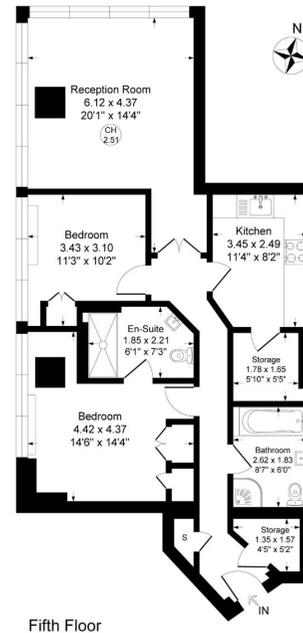
Baker Street Station – a short walk, providing Underground services on the Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan Lines.



# MARATHON HOUSE MARYLEBONE ROAD LONDON, NW1

Approximate gross  
internal area:  
**85.8 SQM /**  
**924 SQ FT**

Marathon House, 200 Marylebone Road, London, NW1  
Approximate Gross Internal Floor Area = 85.8 sq m / 924 sq ft



Fifth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

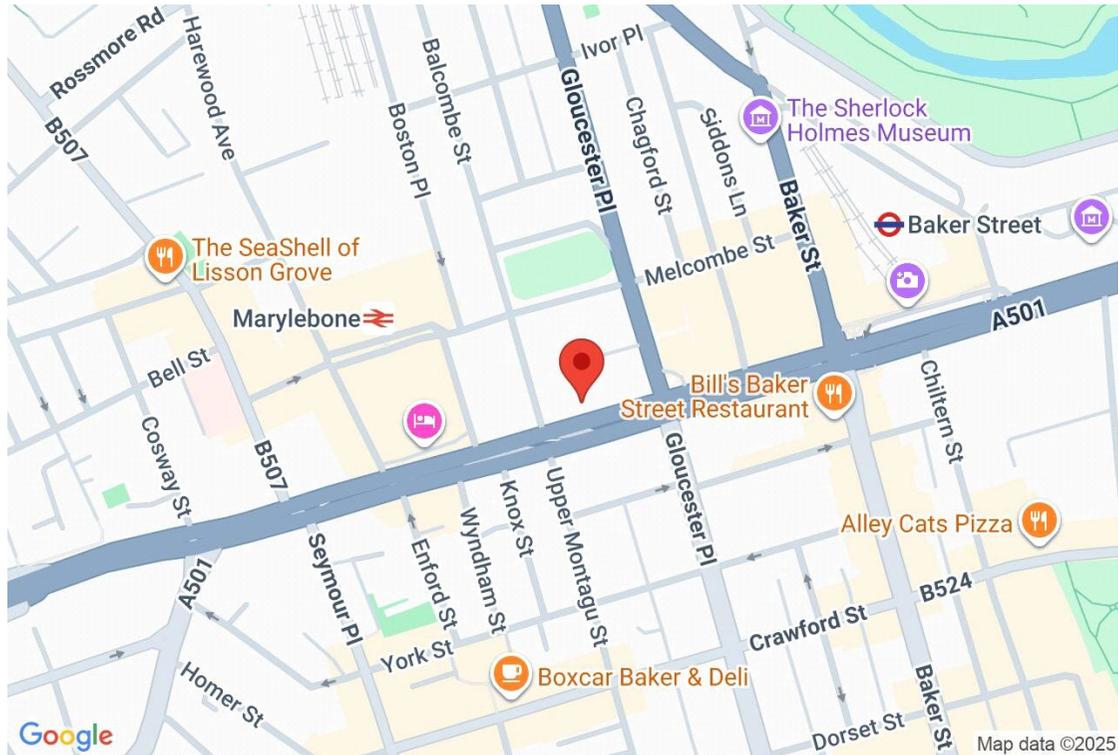
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Tenure: Leasehold, 970 years  
Estimated ground rent: £400 p.a.  
Estimated service charge: £11711.18 p.a.

[info@fraser.uk.com](mailto:info@fraser.uk.com)  
[www.fraser.uk.com](http://www.fraser.uk.com)

**London West End Sales Office**  
12 West End Quay  
1 South Wharf Road, London, W2 1JB  
Tel: 020 7723 5645

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	71 C
39-54	E		
21-38	F		
1-20	G		

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