



MARATHON HOUSE,

MARYLEBONE, NW1



ASKING PRICE
£925,000





MARATHON HOUSE

MARYLEBONE

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.



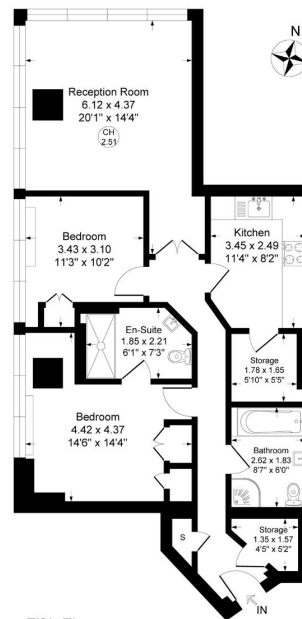
MARATHON HOUSE

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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.

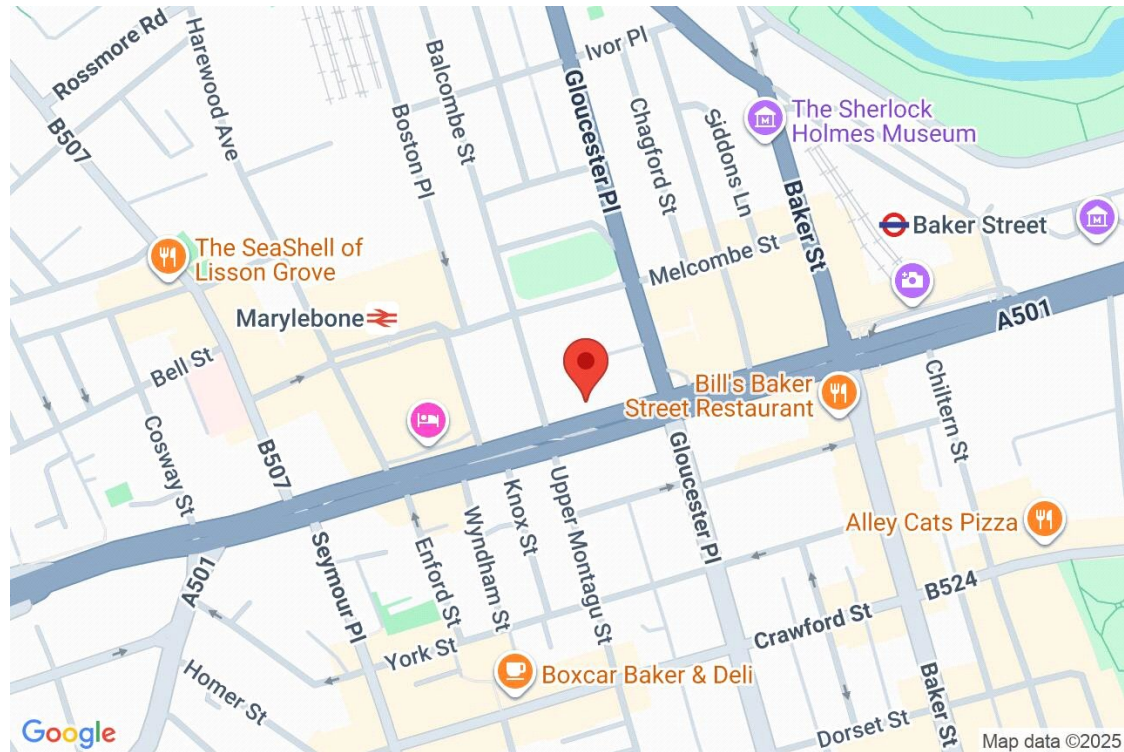


Tenure: Leasehold, 969 years
Estimated ground rent: £400 p.a.
Estimated service charge: £11711.18 p.a.

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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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