

# Marathon House, Marylebone NWI





A bright three-bedroom apartment situated on the fourth floor of a popular purpose-built complex in the heart of Marylebone. The property offers well-balanced living and comprises two bedrooms each with an ensuite bathroom, an additional bedroom and guest bathroom. The kitchen is modern and leads to a dining area while the reception features large windows allowing plenty of natural light throughout. Further benefits of the apartment include two car parking spaces while the building features a lift, porter and a residents-only gymnasium.

Marathon House is wonderfully maintained building on Marylebone Road. It is within easy reach of Regent's Park and the abundant amenities including shops and restaurants of London's West End.



Tenure: Leasehold, approximately 976 years remaining  
Local Authority: City of Westminster

Guide price  
**£1,495,000**

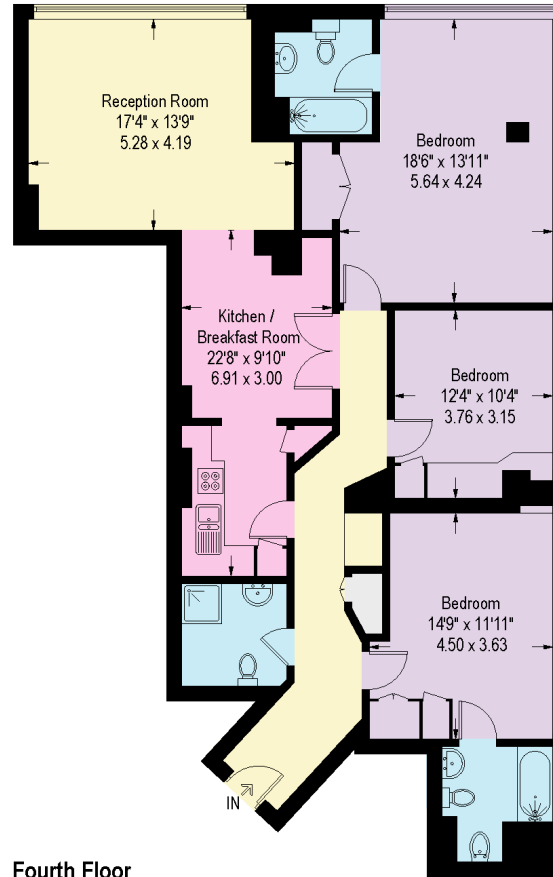
Leasehold: approximately 973 years remaining





## Marathon House, NW1

Approximate Gross Internal Area = 1327 sq ft / 123.2 sq m



Fourth Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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**I would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated Sept 2020. Photographs and videos dated Sept 2020

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