





146 MARATHON HOUSE, 33 OLYMPIC WAY, WEMBLEY, HA9 0GF

£640,000

- Ninth-floor three-bedroom apartment in sought-after Marathon House
- Spacious dual-aspect open-plan living space with floor-to-ceiling windows
- Modern kitchen with integrated appliances and space to dine
- Private balcony with spectacular views of Wembley Stadium
- Principal bedroom with fitted wardrobes and sleek en-suite shower room
- Two further double bedrooms – ideal for family, guests, or a home office
- Residents' gym, allocated parking space, concierge service, and landscaped gardens
- Wembley Park Station (Jubilee & Metropolitan Lines) just 0.3 miles away
- Moments from BOXPARK, London Designer Outlet, OVO Arena, and Wembley Stadium

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ABOUT THIS HOME

This stunning ninth-floor, three-bedroom apartment in Marathon House delivers stylish, contemporary living in the heart of Wembley Park – just moments from the iconic Wembley Stadium. The spacious, dual-aspect open-plan kitchen, dining, and living area is flooded with natural light and opens onto a generous private south facing balcony with spectacular stadium views.

The principal bedroom boasts fitted wardrobes and a sleek en-suite shower room, while two further double bedrooms offer versatile space for family, guests, or a dedicated home office. A modern family bathroom and excellent storage throughout complete the layout.

Additional highlights include underfloor heating, a secure telephone entry system, a concierge service, residents' gym, allocated parking space and access to a residents' garden – perfect for relaxing or entertaining.





USEFUL INFORMATION

Remainder of 999 year lease from Jan 2016

Service Charge - £4044pa

Ground Rent - £500pa

Council Tax - Band E

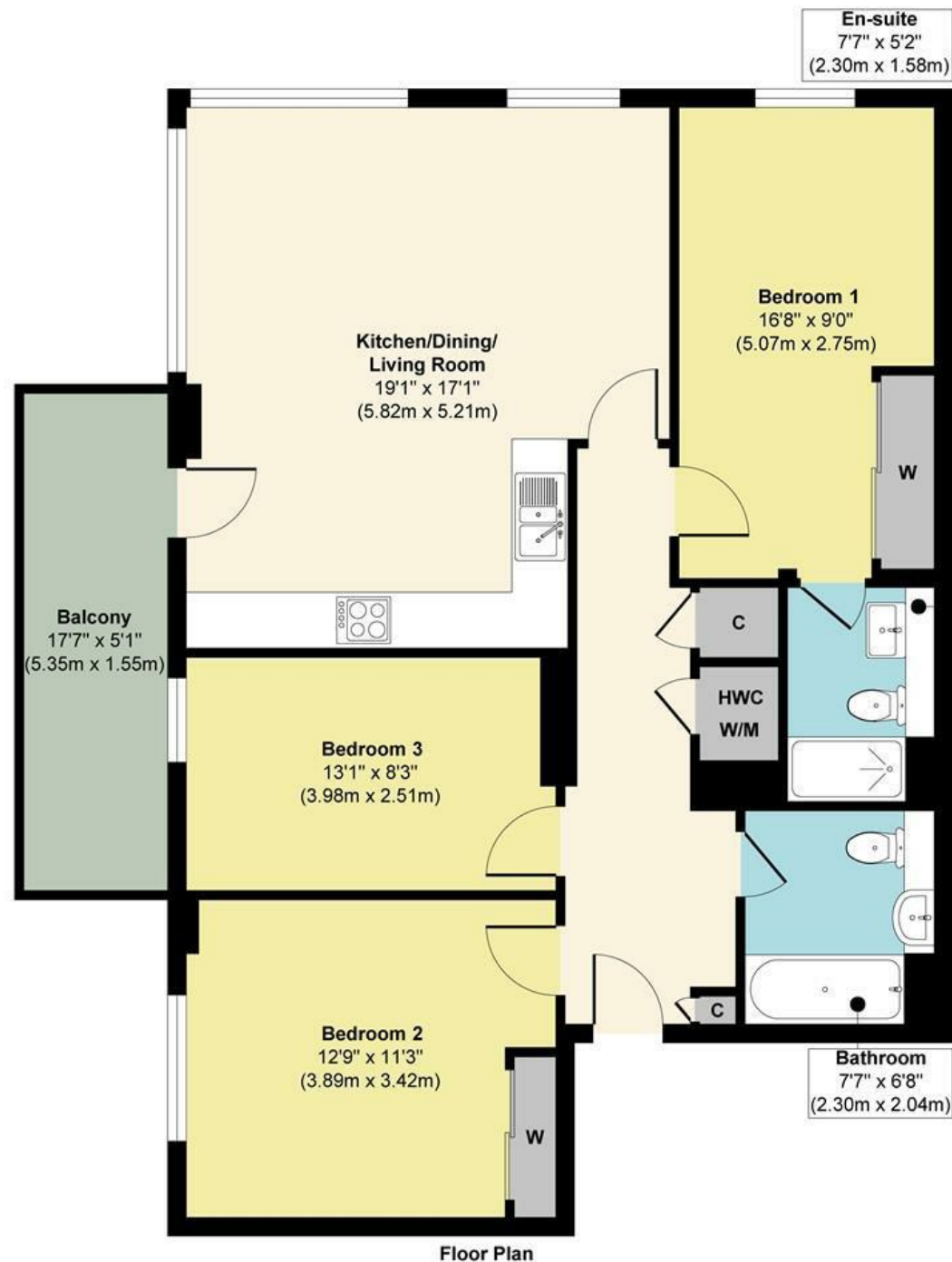
Local Authority - Brent

Allocated Parking Space

No AirBnB allowed

Information provided as a guide only and not to be solely relied upon





Floor Plan

Approx. Gross Internal Floor Area 945 sq. ft / 87.83 sq. m

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

Produced by Elements Property

ABOUT THE AREA

Marathon House is perfectly situated in the heart of Wembley Park, one of London's most dynamic and design-led neighbourhoods. This thriving destination has been transformed into a vibrant community, home to independent boutiques, stylish restaurants, cafés, and cultural spaces – all centred around the iconic Wembley Stadium and OVO Arena.

From BOXPARK Wembley with its street-food kitchens and live music, to the London Designer Outlet offering big brands and cinema nights, every convenience is just moments away.

Connectivity is another key highlight: Wembley Park Station (Jubilee & Metropolitan lines) is just 0.3 miles away, giving you rapid access to Baker Street in 12 minutes and the West End and City in under 30 minutes. Wembley Stadium Station (Chiltern Railways) is also nearby, offering direct links to Marylebone in around 11 minutes.

With its mix of green spaces, creative energy, world-class entertainment, and unbeatable transport connections, Wembley Park is one of London's most exciting places to live — ideal for professionals, families, and investors seeking both lifestyle and convenience.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

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