



Marathon House, London, NW1 5PL

£3,800 Per Month



A bright and airy 2 bedroom apartment offering lovely views, in excellent condition and located within easy walking distance of Marylebone's vibrant array of shops, restaurants, and boutiques.

The apartment comprises a generous reception room and separate kitchen, both with east facing views across the rooftops; two well presented bedrooms and two bathrooms (one guest and one en-suite). It also benefits from parking.

The foyer is attended by a team of courteous and attentive porters, dedicated to assisting residents and maintaining the building with exceptional care.

Marathon House is a landmark building completed in 1960, it exhibited the first use of an American-style fully-glazed curtain wall in England.

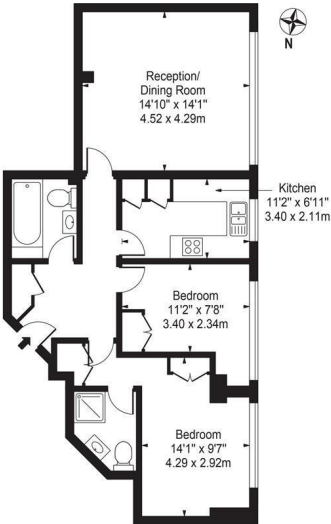
The building enjoys a prime location, just a short walk from Baker Street Tube Station, providing access to the Metropolitan, Bakerloo, Jubilee, Circle, and Hammersmith & City lines.

- Excellent condition
- Parking included
- Plenty of natural light
- Close to Marylebone High St
- 7th floor apartment
- 24 hour concierge & gym
- Roof top views
- Close to Baker St station



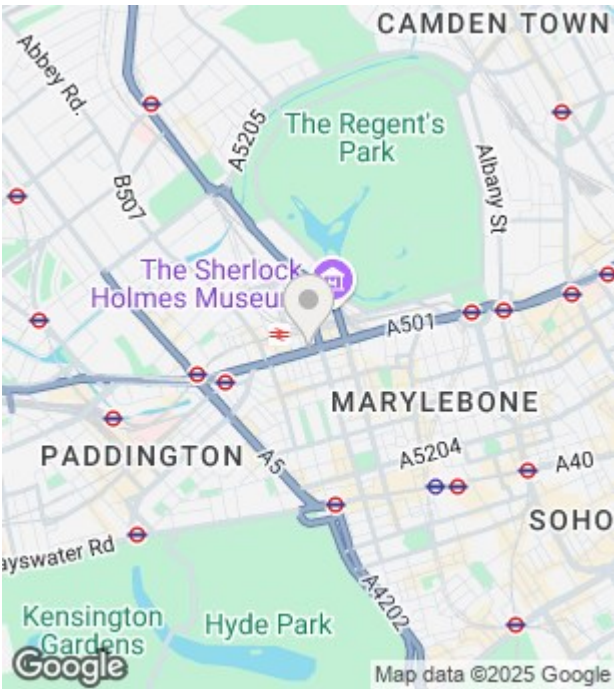


Marathon House
 Approx. Gross Internal Area 736 Sq Ft - 68.38 Sq M



Seventh Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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