



Marathon House

200 Marylebone Road, NW1

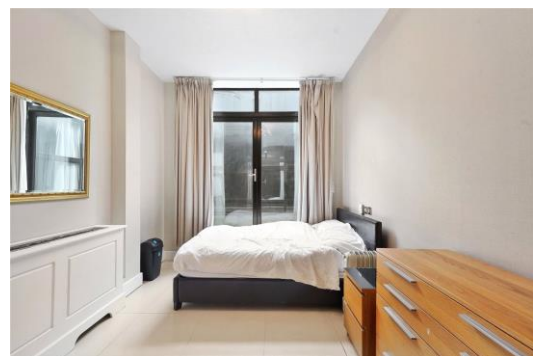
Asking Price £1,350,000

Sole Agent. A 2 bedroom, 2 bathroom apartment situated on the 1st floor of a popular purpose built complex in the heart of Marylebone.

The property offers a well-balanced interior and comprises a principal bedroom with en suite bathroom an additional double bedroom, a guest bathroom, a modern fully equipped kitchen, a 23ft reception room and ample storage space.

The apartment benefits from a secured underground parking, 24 hour portorage and a residents only gymnasium. Marathon House is a well maintained building on Marylebone Road. It is within easy reach of Regent's Park and the many shops and restaurants of London's West End.

CHESTERTONS



Marathon House

200 Marylebone Road, NW1

- 2 Bedroom 2 Bathroom Apartment
- 970 Year Leasehold
- 1,273 sq. ft.
- Secure Parking Space
- Porter
- Lift
- Gym



Tenure: Leasehold
Service Charge: £15,270pa
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: G

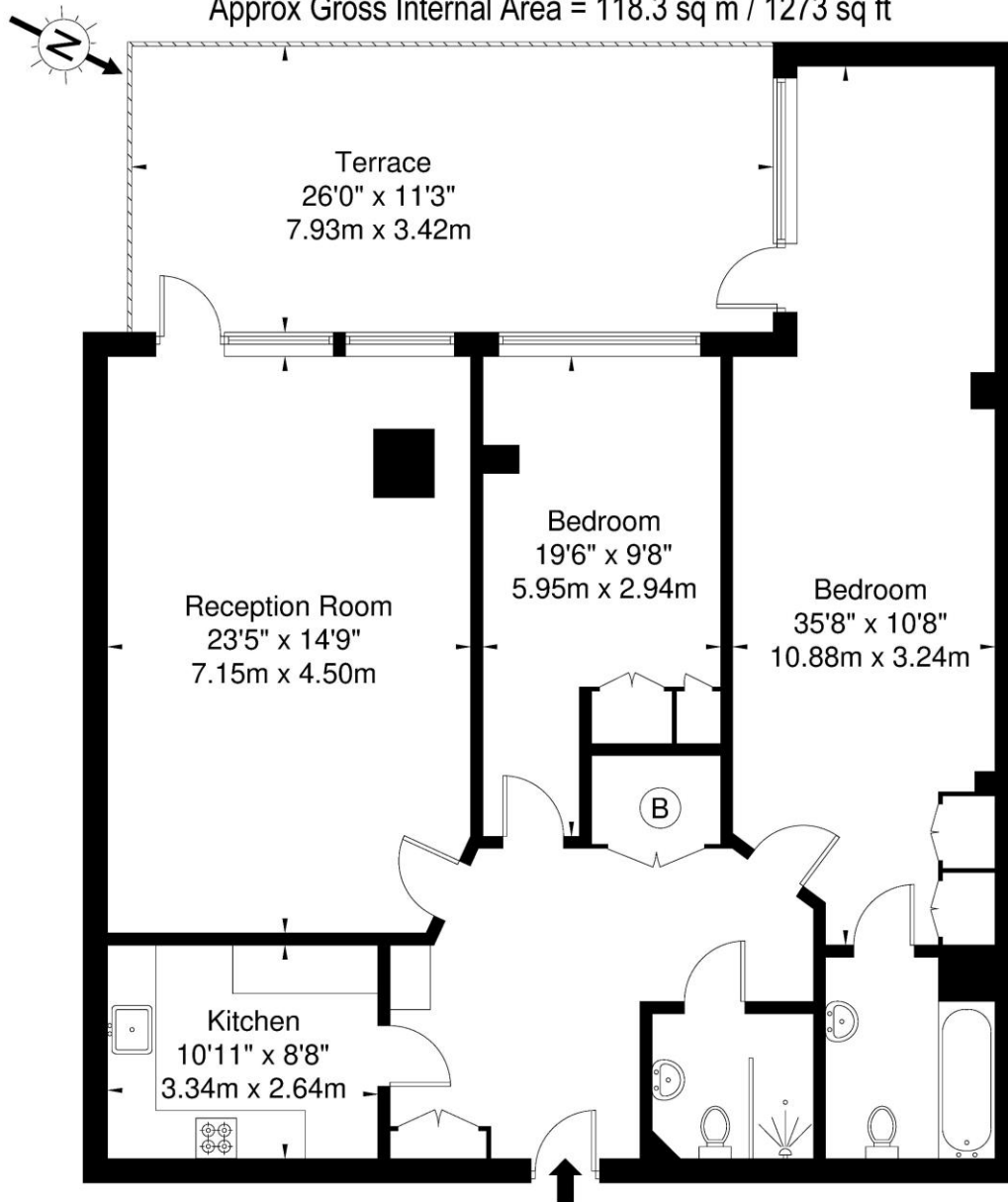
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)		
E (39-54)	54	56
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons St John's Wood Sales

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Marathon House Marylebone Road NW1 5PW

Approx Gross Internal Area = 118.3 sq m / 1273 sq ft



First Floor

Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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