



Marathon House

200 Marylebone Road, NW1

Asking Price £1,050,000

Sole Agent. A superbly presented two-bedroom, two-bathroom apartment extending to approximately 909 sq. ft, situated within a well-maintained modern development on Marylebone Road.

The apartment offers well-proportioned accommodation finished to a high standard throughout, making it an ideal prime London residence. A particular highlight of the property is the rare benefit of two underground parking spaces, a highly sought-after feature in this location.

Residents enjoy the convenience of 24-hour portering and access to a private gym, enhancing both security and lifestyle appeal.

CHESTERTONS



Marathon House

200 Marylebone Road, NW1

- 2 Bedroom 2 Bathroom Apartment
- 909 sq. ft.
- Share of Freehold
- Superb Condition
- 2 Parking Spaces
- Porter
- Gym



Tenure: Share of Freehold (969 Year Leasehold)

Service Charge: £12,992pa (Includes £1,944pa into the sinking fund and £600pa for 2 parking spaces)

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons St John's Wood Sales

105 St. John's Wood Terrace

London

NW8 6PL

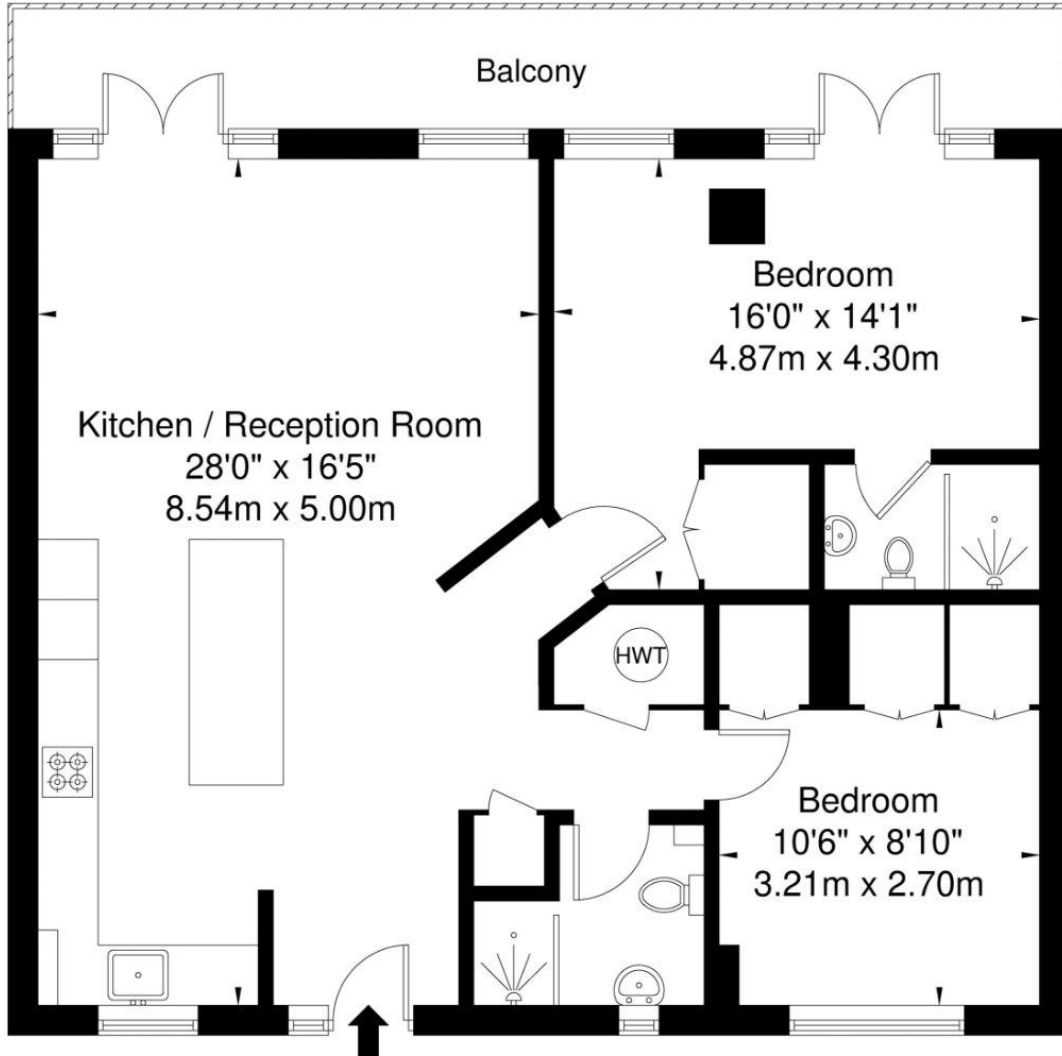
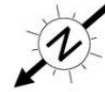
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Marathon House, Marylebone Road, NW1 5PW

Approx. Gross Internal Area = 84.5 sq m / 909 sq ft



Second 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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