



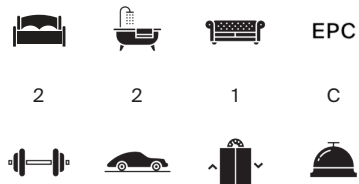
## MARATHON HOUSE

Marylebone NW1



# TWO BEDROOM APARTMENT IN MARYLEBONE

This apartment is situated within a residential development and offers 906 sq ft of well-laid-out living space.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold plus Share of Freehold: Approximately 969 years remaining

Service charge: Approximately £12,000 per annum (including reserve fund) reviewed every year, next review due 2026

Guide Price: £1,050,000



## SPACIOUS INTERIORS

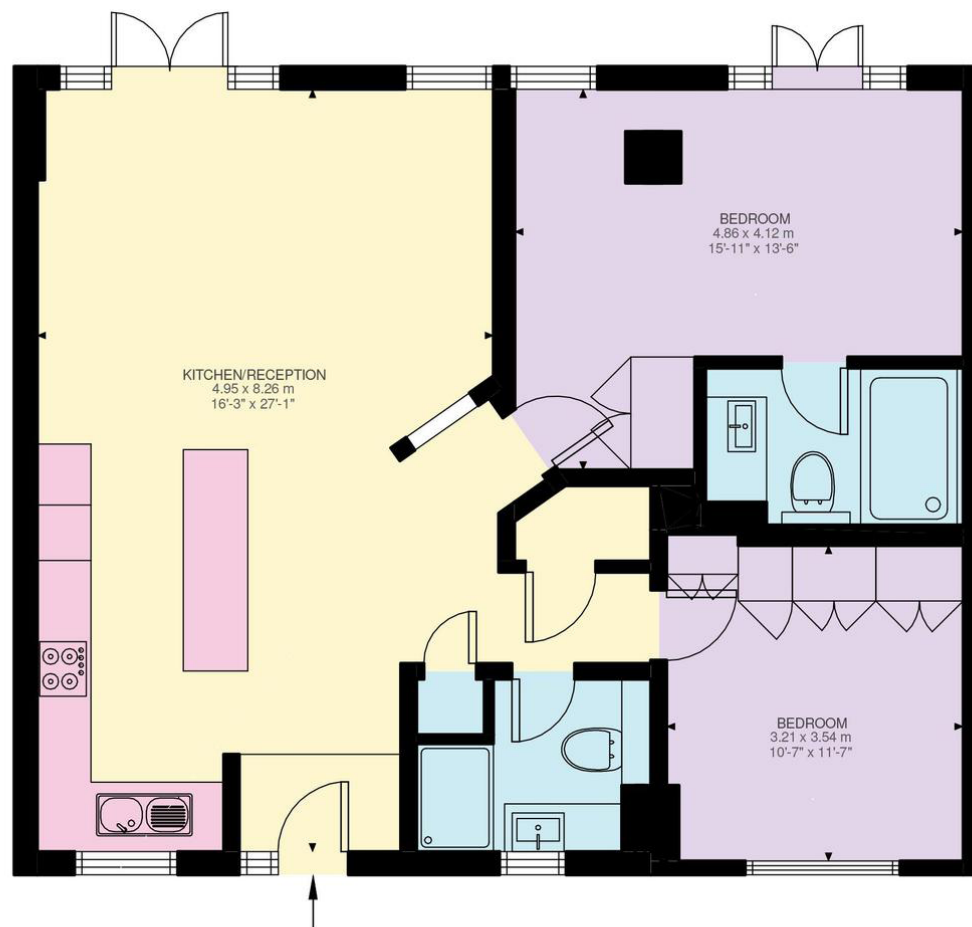
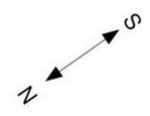
Nestled on Marylebone Road, this well-proportioned two-bedroom, two-bathroom apartment blends comfort and convenience in the heart of Central London. Light fills the generous living area through large windows, creating an inviting space for relaxing or entertaining. The practical kitchen is fitted with modern cabinetry and appliances, making meal prep straightforward and tidy. Both bedrooms enjoy pleasant outlooks, contributing to a comfortable atmosphere in this centrally located home. The second bedroom overlooks the communal walkway. The two bathrooms are well arranged for ease of use, catering comfortably to both daily living and guests.

Practical extras include two underground parking spaces, a rare find in this area. Marathon House puts residents within easy reach of excellent transport links and the full range of Central London amenities: shopping, dining, cultural venues, and swift Underground connections that make getting around the city simple. This apartment is a smart choice for anyone seeking bright, comfortable living with direct access to London's vibrant lifestyle.









Second Floor  
906 ft<sup>2</sup>

Approximate Gross Internal Area = 84.14 sq m / 906 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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