



Let **UK** Home

2 Bedrooms

HA9 0GE

Located in Wembley

£2,850 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Marathon House, 33 Olympic Way, Wembley, London



Let UK Home are excited to present this immaculate two bedroom apartment in Marathon House, part of Wembley Park Gate development located at the door of Wembley Stadium. Property Reference: LUH 1801

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a large private balcony, two bright double bedrooms(master with wardrobe and en-suite) and one modern family bathroom.

Residents will benefit from a concierge service, gym, communal courtyard, secure entry system, lift access, and bicycle storage.

The development is just moments from London Designer Outlet, offering a wide selection of shops, restaurants, cafés, a cinema and leisure facilities. BOXPARK Wembley, supermarkets, bars and a variety of dining options are all within easy walking distance, while Wembley Stadium and OVO Wembley Arena provide year-round world-class sporting and entertainment events.

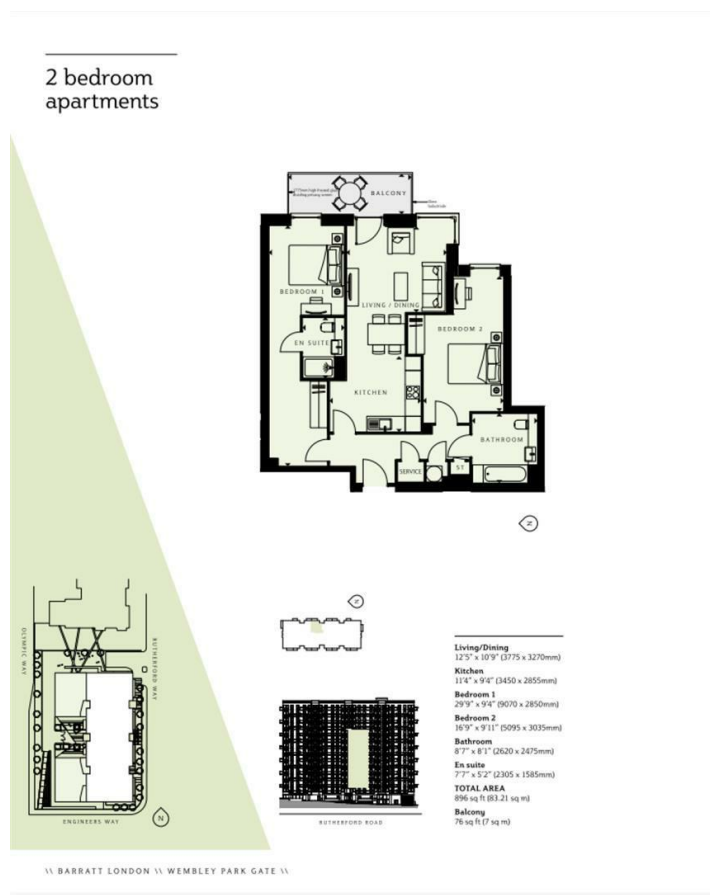
Excellent transport links are available via Wembley Park Station, with Jubilee and Metropolitan line services providing quick access to Central London, Canary Wharf and the City. Wembley Stadium and Wembley Central stations are also nearby, while the A406, A40 and M1 offer convenient road connections across London and beyond.

The development boasts abundant local educational resources, with high-performing primary and secondary schools nearby including Ark Academy, Preston Manor School and Michaela Community School. Benefiting from the convenient transport network at Wembley Park, residents can easily reach the University of Westminster (Harrow Campus), Middlesex University, Brunel University London, as well as numerous renowned universities in Central London such as Imperial College London, University College London (UCL) and King's College London.

- 6th Floor
- Communal Courtyard
- Walk to Wembley Stadium
- Walk to London Designer Outlet
- EPC Rating: B

- Concierge Service
- Bike Storage
- Walk to Wembley Park Tube Station
- Virtual Tour Available





Let **UK** Home

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Council Tax Band: D

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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	

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