

Connells

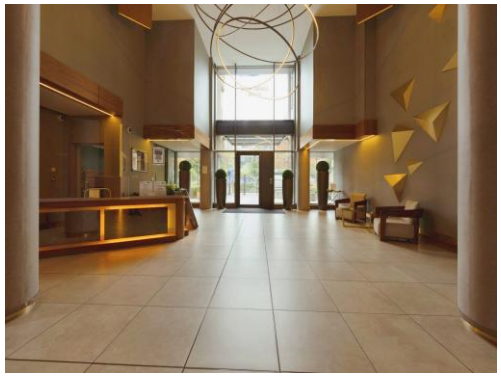
Marathon House Olympic Way
Wembley

Marathon House Olympic Way
Wembley HA9 0GF

for sale
£535,000







Property Description

Connells are delighted to offer to the market this impressive two bedroom, two bathroom apartment within Marathon House located in the heart of Wembley's vibrant and ever-popular regeneration area, offers contemporary living with excellent transport links, shopping, dining and entertainment facilities all on its doorstep.

The property is beautifully presented throughout and features a bright and spacious dual aspect reception room with great views and kitchen, creating the perfect space for both everyday living and entertaining. The modern fitted kitchen is equipped with a range of integrated appliances, ample storage units and worktop space, seamlessly flowing into the reception area, which benefits from large windows allowing an abundance of natural light.

The principal bedroom is generously proportioned and enjoys the added luxury of an en-suite shower room. A further well-sized double bedroom provides flexible accommodation for family members, guests or those working from home. The property is completed by a stylish family bathroom finished to a high standard.

A private balcony offers an ideal outdoor space to relax and unwind, while a useful storage cupboard enhances the practicality of the apartment. Further benefits include allocated parking, lift access, double glazing and secure entry systems.

Marathon House is superbly positioned on Olympic Way, moments from the iconic Wembley Stadium and the wide array of amenities available at Wembley Park.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 75.1 m² (809 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: B

Council Tax Band: D

Service Charge: 4121.32

Ground Rent: 400.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312993

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.