



Marylebone Road, London, NW1



£800,000

Bright 2-Bed Apartment with East-Facing Views & Parking in Iconic Marylebone Landmark.

This beautifully maintained two-bedroom, two-bathroom apartment offers generous living space, stunning east-facing rooftop views, and a coveted address in the heart of Marylebone — just moments from world-class shopping, dining, and transport connections.

Set within the iconic Marathon House, a pioneering example of modernist architecture in London, the home features a spacious reception room flooded with morning light, a separate fully fitted kitchen, and two well-proportioned bedrooms, including one with en-suite bathroom. The property is presented in excellent condition throughout, with a thoughtful layout that balances comfort and practicality.

Residents enjoy the benefit of attentive porters stationed in the stylish foyer, ensuring security and support around the clock. The apartment also includes secure parking, a rare advantage in such a central London location.

Ideal for professionals, downsizers, or investors seeking a well-located London base with architectural pedigree and modern convenience.

Get in touch today to book your private viewing and explore the best of Marylebone living.

- Excellent condition
- 7th floor
- Parking included
- 24 hour concierge & gym
- Plenty of natural light
- Roof top views
- Close to Marylebone High St
- Close to Baker St station
- Ground Rent: £400.00
- Service Charge: £9,167.00

REQUEST A VIEWING
+44 (0)20 3019 6150

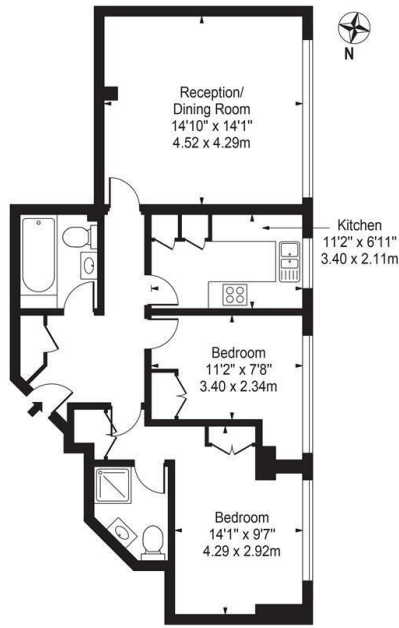


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Marathon House
 Approx. Gross Internal Area 736 Sq Ft - 68.38 Sq M



Seventh Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	77	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

