



MARATHON HOUSE

MARYLEBONE, NW1

PROPERTY DETAILS

Guide Price £1,250,000	Square Footage 1,099 Approx	Ground Rent £250 PA
EPC Rating C	Council Tax Band H	Service Charge £13,610.18 PA
Tenure Leasehold, 971 Years		

DESCRIPTION

This beautifully presented lateral apartment combines the best of modern living with commanding views over the London skyline.

With large dual-aspect windows overlooking London’s iconic landmarks, this home benefits from an abundance of natural light throughout.

Situated in a modern building just moments from Marylebone and Baker Street stations, the home boasts a large reception room, a separate modern kitchen, three spacious double bedrooms, and two bathrooms. It also features built-in storage and wood flooring throughout. This unique home benefits from a long lease and offers over 1,000 sq ft of living space.

The building itself offers 24-hour portorage and an underground parking space. Marathon House is ideally located, just a 250m walk to Baker Street Tube Station, which provides links to the Metropolitan, Bakerloo, Jubilee, Circle, and Hammersmith & City lines. It is also within convenient walking distance to Marylebone’s shops, restaurants, and boutiques, making the property’s location both practical and highly sought-after.

FEATURES

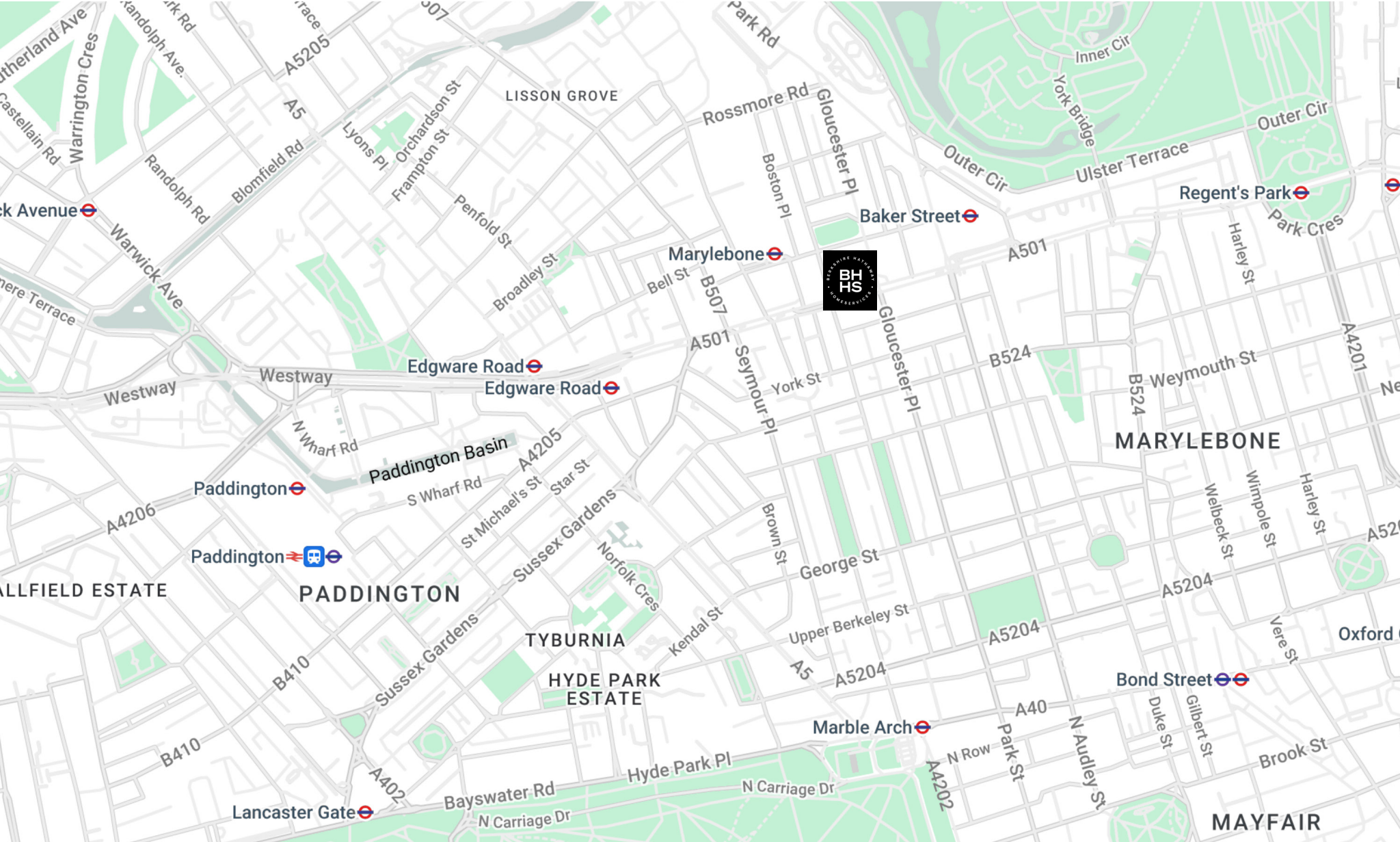
Three bedrooms

One Reception Room

Three Bathrooms

Residents Parking

24 Hour Porter



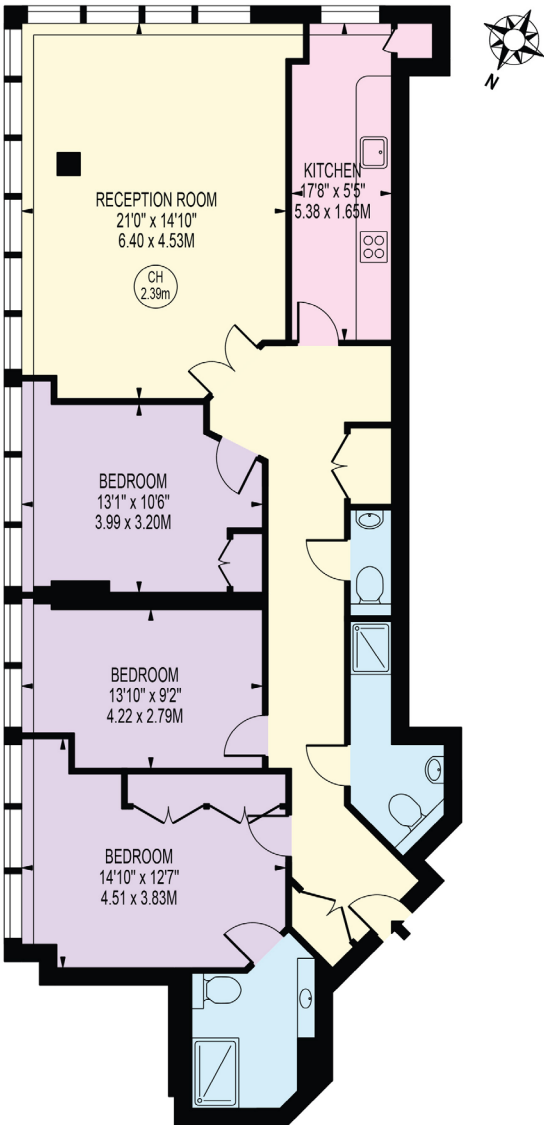






FLOOR PLAN - MARATHON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1156 SQ FT - 107.40 SQ M



ELEVENTH FLOOR
FOR ILLUSTRATION PURPOSES ONLY

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

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