



Olympic Way, Wembley, HA9

**Offers Over £575,000**





*A stunning, spacious 2 bedroom, 2 bathroom apartment. Boasting a Gym and Concierge. Great for first time buyers but also an excellent investment property.*



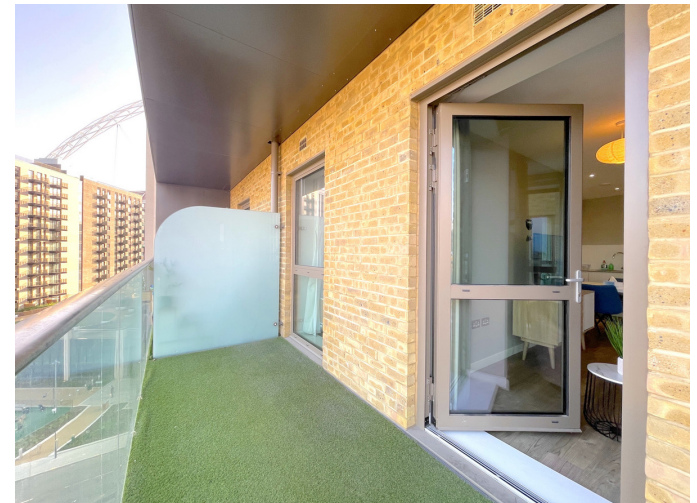
# Key Features

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- No Upper Chain
- Bright and spacious Lounge with Balcony
- Master bedroom with en suite shower room
- Gym, Concierge and landscaped gardens
- Close to Wembley Stadium, Wembley Arena, LDO
- Under floor heating throughout
- Long Lease of 991 Years









Located in the heart of Wembley Park and set on the seventh floor of a prestigious modern development is this beautifully presented two double bedroom, two bathroom apartment.

The property features two well-proportioned bedrooms, and the master bedroom benefits from an En-Suite shower room. A modern integrated kitchen leading to an open plan living area with a large storage cupboard, a utility cupboard in the hallway and a balcony with excellent views of Wembley Park and surrounding areas.

Offering excellent connectivity to various amenities, recreational options, and transportation links. The property is within close proximity to shops, restaurants, parks, and excellent schools, providing a convenient and comfortable lifestyle. Features include underfloor heating, secure video entry phone system, secure lift access, concierge service, residents' gym, communal podium gardens and secure bike store.



#### Location

Marathon House is located on Olympic Way in the heart of Wembley Park, with a multitude of local amenities, including London Designer Outlet and Boxbark Wembley, easily accessible offering a wide choice of restaurants, bars, retail outlets, hotels, supermarkets, gyms and a cinema.

Wembley Park Underground Station is only 0.4 miles away, with Metropolitan and Jubilee lines connecting to Central London in just 12 minutes. Wembley Stadium Overground Station is 0.5 mile away with Chiltern Railways connections to Marylebone (10







APPROXIMATE FLOOR AREA = 845 SQ FT / 78.5 SQ M  
 INCLUDING LIMITED USE AREA (11 SQ FT / 1 SQ M)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		86	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		94

Tenure Type: Leasehold  
 Council Tax Band: D  
 Council Authority: Brent Council