



Penthouse, Marylebone
London, NW1



Beyond your expectations

Four Bedroom Duplex Penthouse EPC- D

Hamptons International

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4 Bedrooms | Entrance Hall | Guest Cloakroom | Kitchen Breakfast Room | Reception Area | Dining Area | Dressing Room | Ensuite Bathroom | Utility Room | Tv Room | Ensuite Shower Room | Ensuite Shower Room | Family Bathroom | Porter | Underground parking for up to 5 cars

Asking Price £7,950,000 Leasehold

Description

An outstanding four bedroom (4,079 sq ft) duplex penthouse with amazing views across the London skyline. The apartment has been meticulously refurbished throughout with great care and attention to detail, and offers superb entertaining space with wonderful natural light and flexible living.

Location

Marathon House is a 24 hour portered modern building conveniently situated for the numerous boutiques and restaurants the Marylebone area has to offer. Easy access to the West End theatres and cultural attractions are easily accessed via Marylebone & Baker Street underground stations, as are the open spaces of Regents Park.

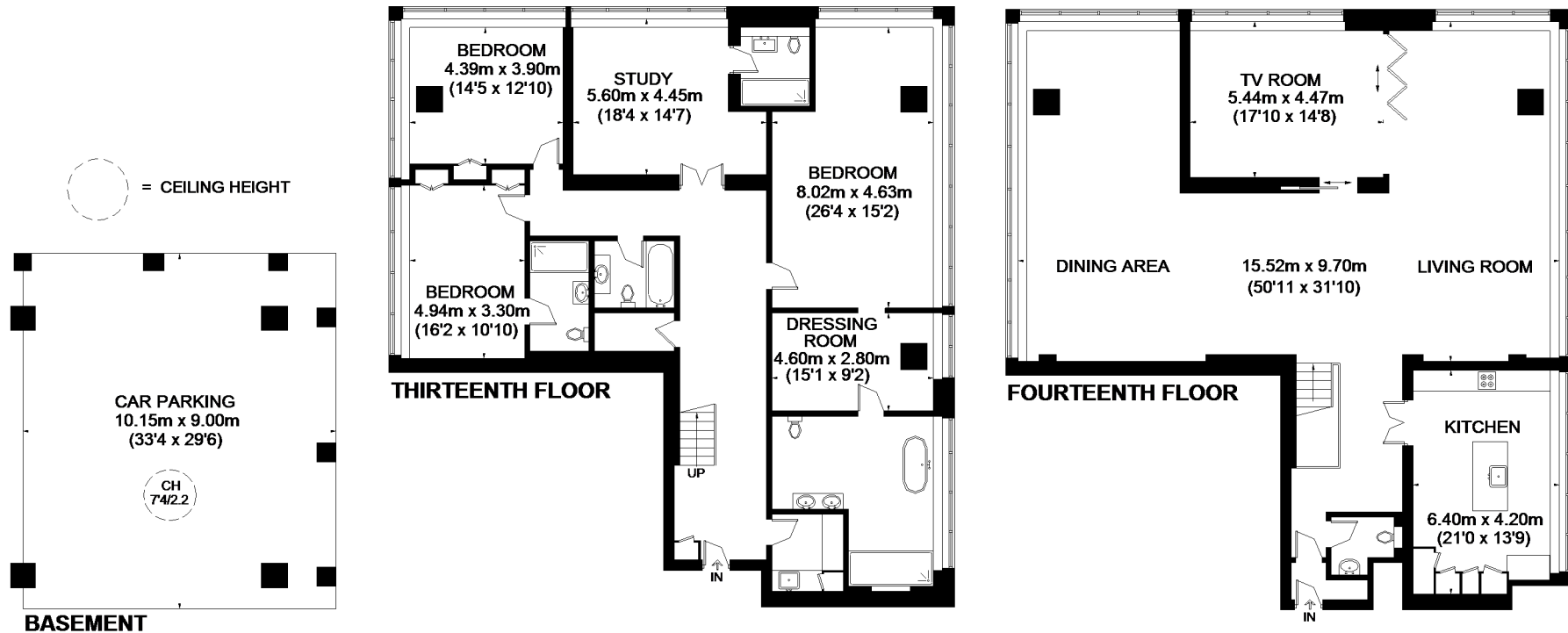
Additional Information

Lease expires: 01.01.2996, council tax band: H, Council: City of Westminster

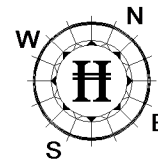


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MARATHON HOUSE



THIS PLAN HAS BEEN DRAWN FROM SUPPLIED
PLANS, STRICTLY FOR USE AS A GUIDE ONLY
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING BASEMENT)
THIRTEENTH FLOOR = 2026 SQ. FT. (188.3 SQ. M.)
FOURTEENTH FLOOR
2053 SQ. FT. (190.6 SQ. M.)
TOTAL = 4079 SQ. FT. (378.9 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID254330)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

