







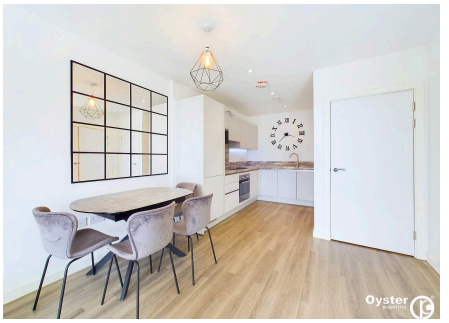

# Olympic Way, Marathon House, 33 Olympic Way, HA9

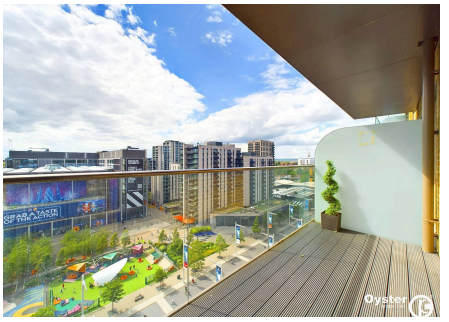
## Offers In Excess of £385,000 Leasehold

A high-specification one-bedroom apartment set on the 12th floor of Marathon House, featuring a bright open-plan living space, fully fitted kitchen with integrated appliances, private balcony with impressive views, spacious double bedroom with fitted wardrobes, and a modern bathroom. Residents benefit from lift access, concierge service, and a residents' gym.

Oyster properties

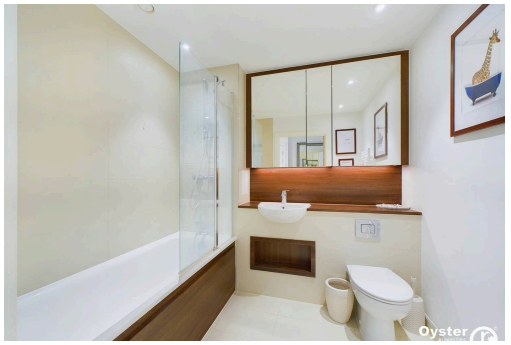
Oyster Properties are delighted to present this high-specification, chain free one-bedroom apartment, ideally positioned on the 12th floor of the sought-after Marathon House. This spacious and beautifully presented home features a fully fitted contemporary kitchen with integrated appliances, seamlessly flowing into a bright open-plan living area. Floor-to-ceiling dual-aspect windows flood the space with natural light and lead onto a private balcony offering impressive views across Wembley. The property further comprises a generous double bedroom with fitted wardrobes and a stylish, modern bathroom suite. Additional benefits include lift access, a concierge service (8am–8pm), and exclusive use of a residents' gym. Perfectly located, residents are within walking distance of the vibrant amenities along Wembley Park Drive, including a variety of independent bars, restaurants, and cafés. The nearby London Designer Outlet offers an excellent range of retail and leisure facilities. Wembley Park Underground Station is just an 8-minute walk away, providing excellent connectivity via the Jubilee and Metropolitan lines, with Canary Wharf reachable in approximately 35 minutes.

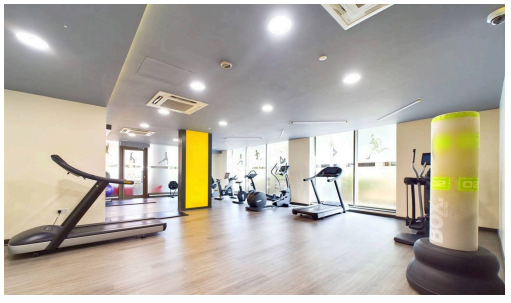


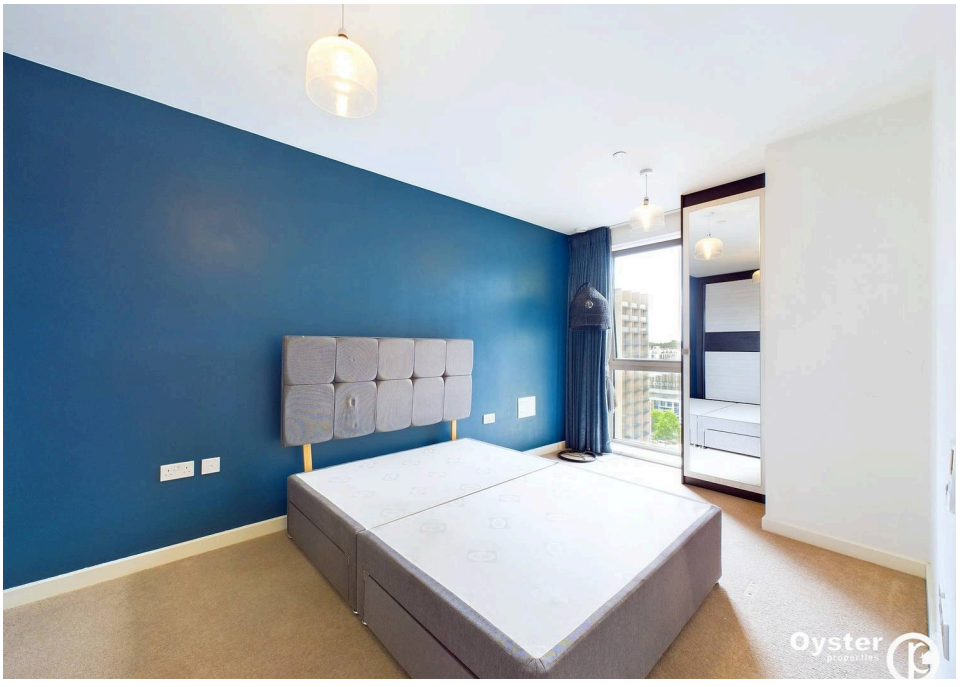


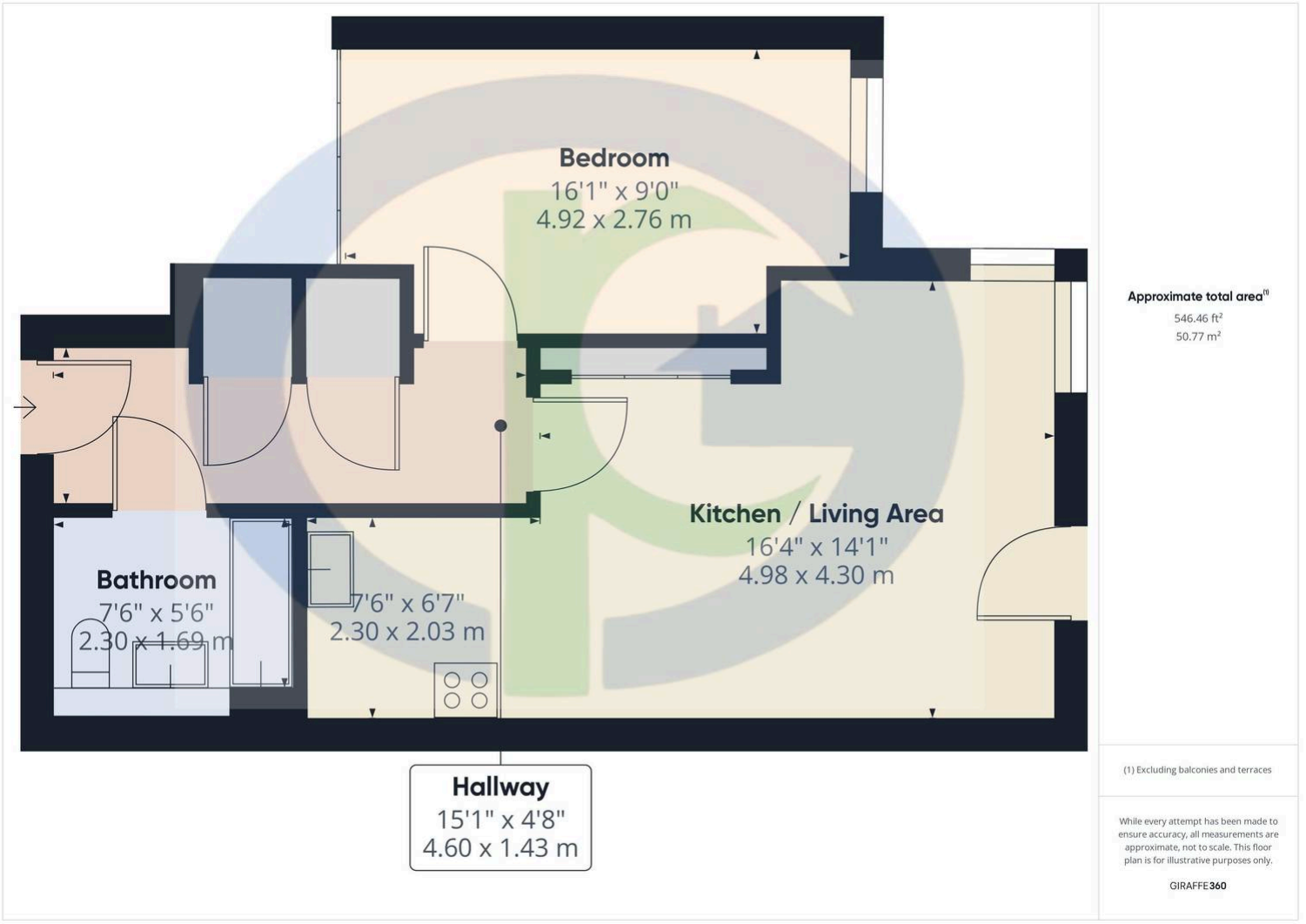


- Chain Free
- High Spec One Bedroom Apartment
- Fully Fitted Kitchen with Integrated Appliances
- Open Plan Living Space
- Own Balcony that has views over Wembley
- Lease Remaining: Approx. 989 Years
- Service Charge: £2,470 PA
- Ground Rent: Approx. £350 PA
- Lift Access, Concierge Service (8am-8pm) and residents only gym
- Situated just 8mins from Wembley Park Underground







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HOUSE
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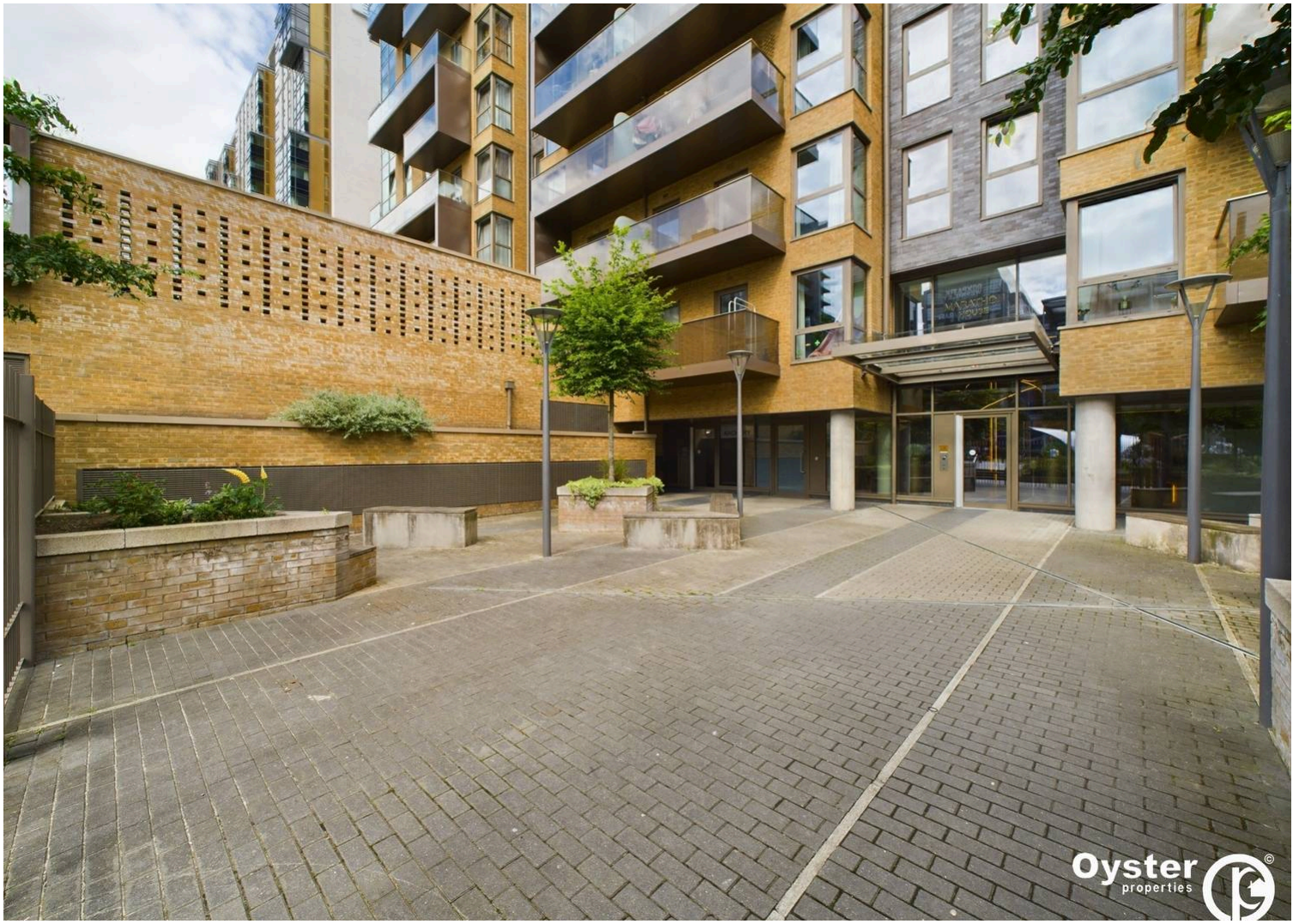
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