

Olympic Way, Wembley, HA9

Asking Price: £525,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

A luxurious two bedroom apartment located on the tenth floor of the highly sought after Marathon House, Wembley Park. Spanning an approximate 852 square feet the apartment offers a bright and airy living space that leads out to a West Facing private balcony which overlooks Olympic Way and has stunning views of Wembley Stadium, Wembley Arena, Boxpark London and London Designer Outlet. The apartment also comprises underfloor heating throughout a fully fitted kitchen with integrated appliances alongside two large double bedrooms, with built in wardrobes and an en-suite to the main bedroom, and a three-piece luxury finished bathroom. The apartment offers a secure telephone entry system and has been decorated to a high standard and modern finish.

Marathon House is located in the heart of Wembley Park. This development offers concierge service, secure lift access, resident's gym alongside iconic views from your balcony of Wembley Stadium showing concerts and sports events, London Designer Outlet with affordable top brand designer stores including a 9-screen cinema with IMAX, London Boxpark only a few seconds walk away and has many restaurants from different parts of the world and bars at your doorstep.

Wembley Park is London's new city with a buzzy and vibrant aspect. Marathon House offers excellent transport links via Wembley Park Station in which the Metropolitan Line takes you into Baker Street in just 12 minutes, whilst the Jubilee Line takes you into King's Cross and Paddington in just under half an hour.







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Property Features:

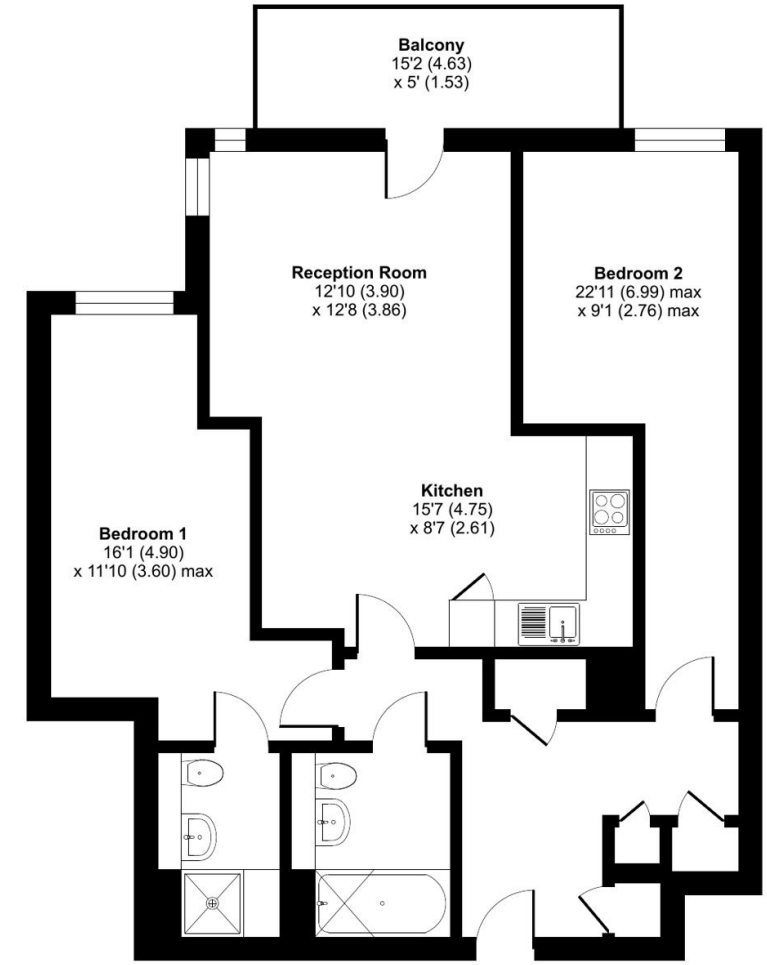
- Two Bedroom Apartment
- Two Bathooms
- Tenth Floor
- 852 Square Feet (Approx.)
- Chain Free
- Concierge and Residents Only Gym
- Views of Wembley Stadium
- Wembley Park Station

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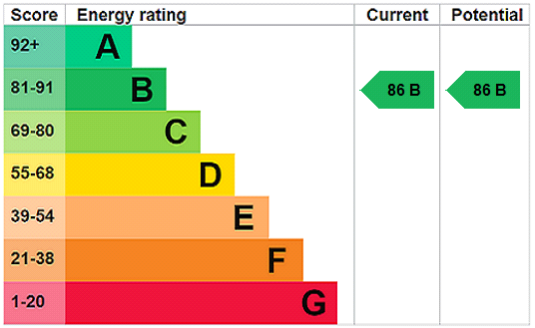
Approximate Area = 852 sq ft / 79.1 sq m

For identification only - Not to scale



TENTH FLOOR





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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£525,000
Tenure:	Leasehold Expires 07/01/3015 Approximately 988 Years Remaining
Ground Rent:	£400.00 (per annum) For the year of 2026
Service Charge:	£3,266.47 (per annum) For the year of 2026

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA220746

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