



# 101 Llanover Road

Wembley, London, HA9 7LW

**Auction Guide £640,000**



\*For sale via secure sale online bidding: terms and conditions apply.\*  
VIEWING OPEN HOUSE THURSDAY 4th JULY 4PM – 4.30PM

The subject property is located along Llanover Road, a mostly residential area in Wembley. The property benefits from amazing transport links such as North Wembley tube station and Wembley Stadium train station providing easy access to other areas and central London, there is also the Aroma Lounge restaurant located on this street. Wembley is a large suburb in north-west London, 8 miles northwest of Charing Cross. It includes the neighbourhoods of Alperton, North Wembley, Preston, Sudbury, Tokyngton and Wembley Park.

**Accommodation**  
Superb freehold residential investment comprising an end of terrace house arranged to provide 5 self-contained studio flats.

## DESCRIPTION

The property comprises an end of terrace house over ground and first floors internally arranged to provide five self-contained studio flats with a total combined GIA of approximately 1,227 sq ft.

## TENURE

Freehold

## LOCATION

The property is situated on a residential road close to local shops and amenities. The open spaces of King Edward VII Park are within easy reach. Transport links are provided by North Wembley underground station (Bakerloo line) and North Wembley rail station.

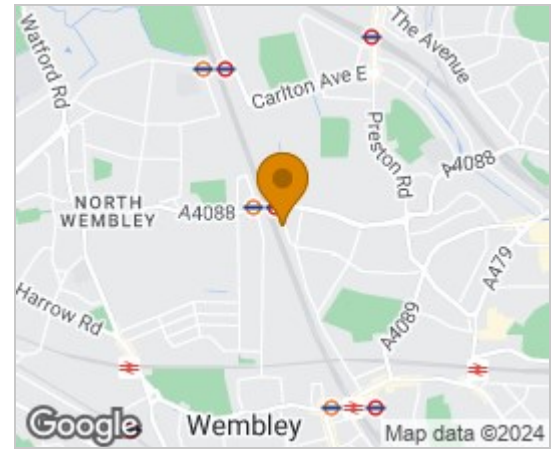
## TENANCY

The seller has signed a 10 years lease with an annual rent of around £60,000. There is a 5 year break-clause.

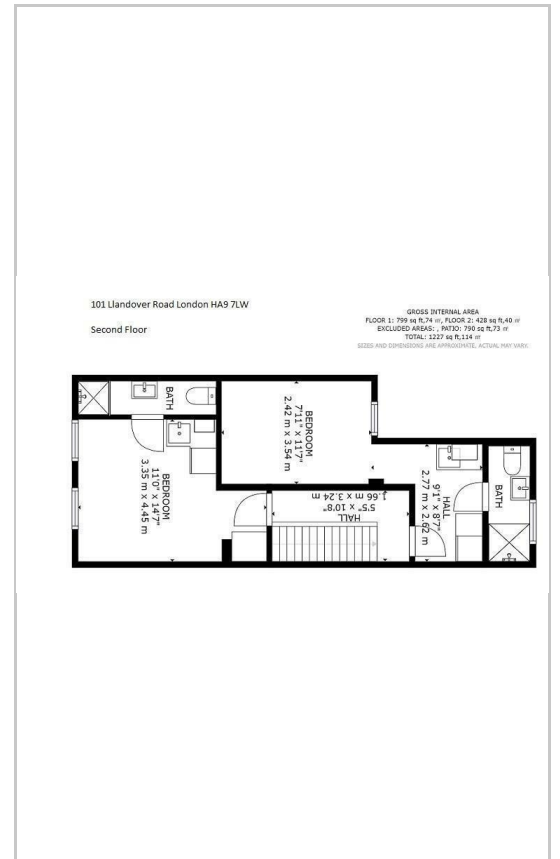
## ACCOMMODATION

Ground 3 x studio flats with en-suites, communal kitchen  
 First 2 x studio flats with en-suites, communal kitchen

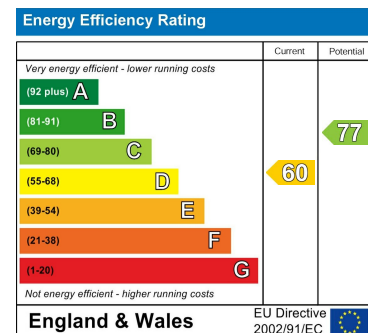
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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