

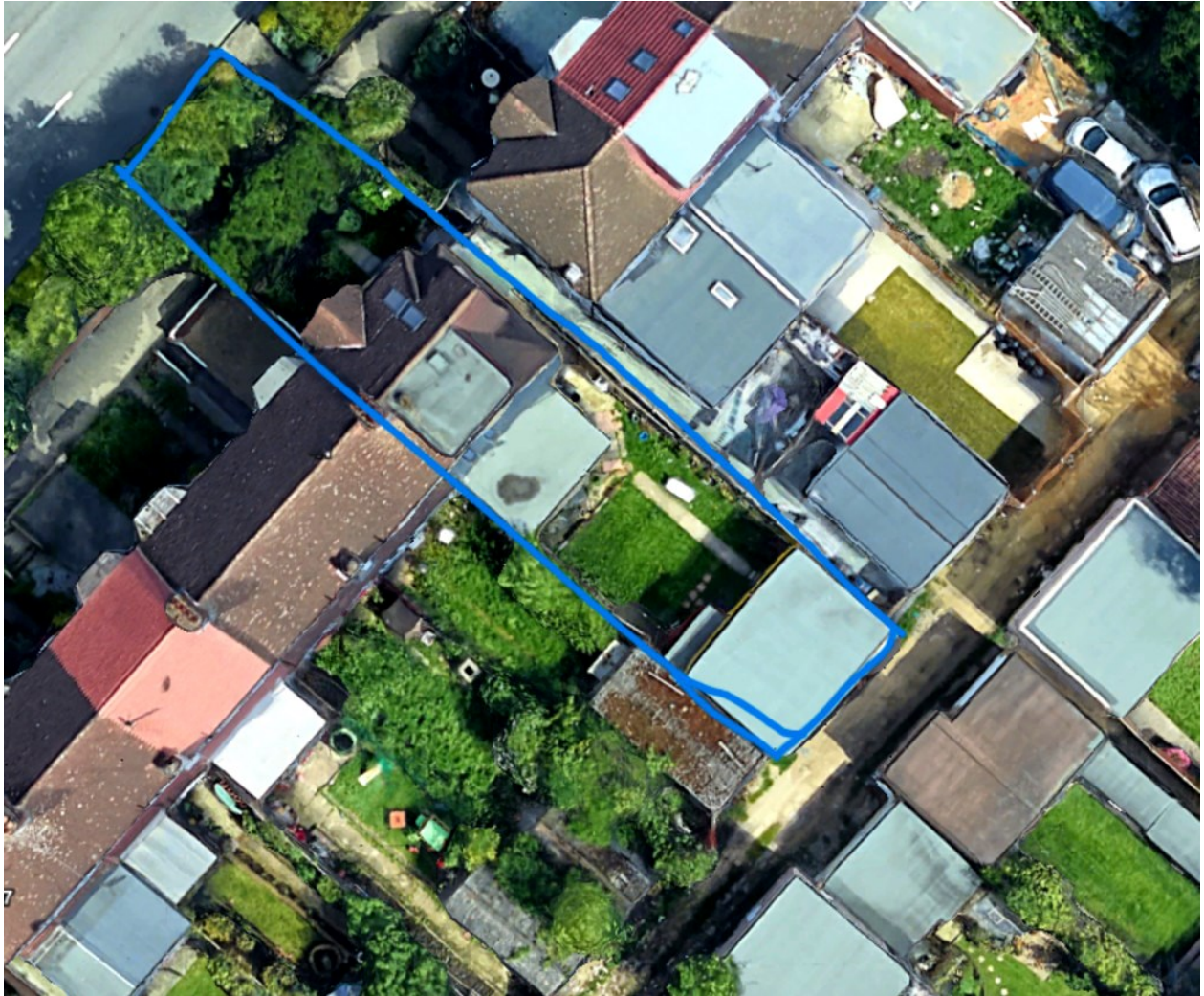


Waverley Gardens | London | NW10 7EE

£900,000

This freehold property, featuring two 2-bedroom apartments and a studio apartment, presents an exceptional investment opportunity. Ideally located within walking distance to Hanger Lane Underground Station (Central Line), it benefits from outstanding transport links to the A406 and A40, ensuring easy access to central London and beyond. The property is also conveniently close to Central Middlesex Hospital and Royal Leisure Park, adding to its appeal for both renters and future development. While the property requires updating throughout, it offers significant potential for extension and further development (subject to planning permission). This is a prime opportunity for those seeking to capitalize on a highly sought-after location with strong growth potential.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements