

## Waverley Gardens | London | NW10 7EE

This 2-bedroom ground-floor flat presents an excellent opportunity for buyers and investors alike. Ideally situated within walking distance of Hanger Lane Underground Station (Central Line), it benefits from superb transport links to the A406 and A40, providing easy access to central London and beyond. The property is also conveniently located near Central Middlesex Hospital and Royal Leisure Park, making it highly appealing for residents. While the flat requires updating throughout, it offers great potential for enhancement and modernization. This is a fantastic chance to secure a property in a sought-after location with strong growth prospects.

## £325,000 hiltons estates