



Waverley Gardens | London | NW10 7EE

£325,000

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.



- 2-bed ground floor flat in a prime location.
- Walk to Hanger Lane Station (Central Line).
- Easy access to A406 & A40.
- Near hospital & leisure park
- Great potential needs updating.



## Contact Details

243 The Broadway  
Southall  
Middlesex  
UB1 1NF

[www.hiltons-estates.com](http://www.hiltons-estates.com)  
[Rajneev@hiltons-estates.com](mailto:Rajneev@hiltons-estates.com)  
02085741999



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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