



**Llanvanor Road  
London, NW2 2AR**

Guide Price £535,000

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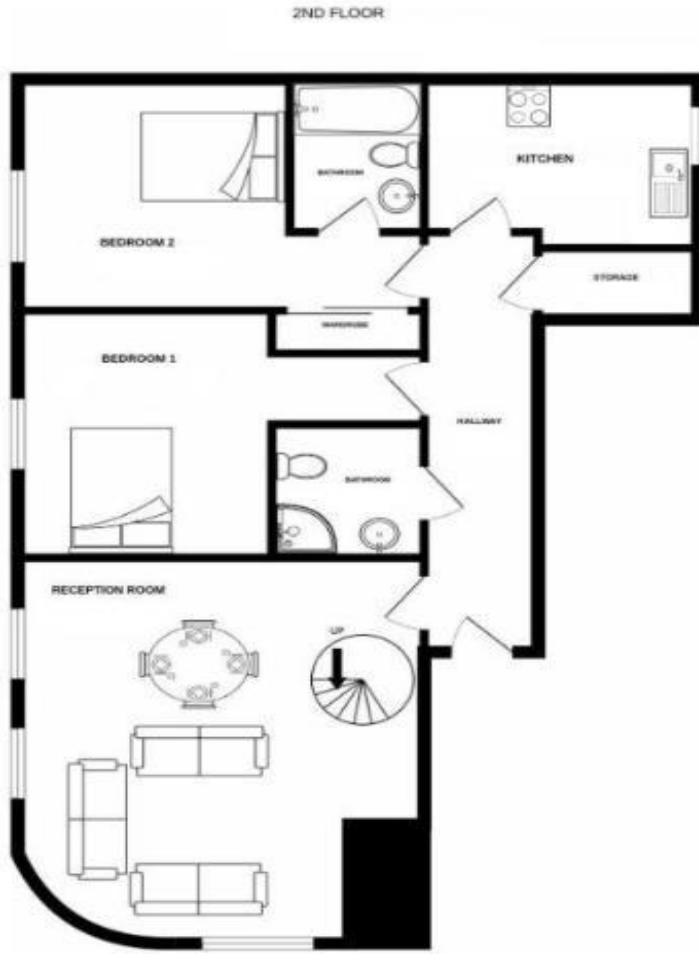


## MAIN FEATURES:

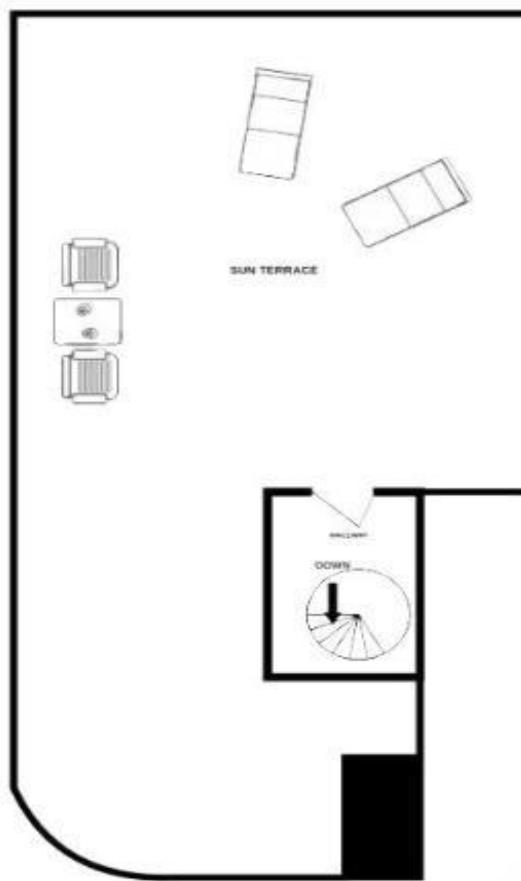
- Well Presented Second Floor Apartment
- Modern Fitted Kitchen
- Good Size Triple Aspect Lounge/Diner
- Master Bedroom with En-suite
- Further Double Bedroom & Bathroom/WC
- Feature Spiral Stairs Leading to Large Sun Terrace
- Secure Residents Parking

Situated on the desirable Llanvanor Road in NW2, this well presented second floor apartment offers an excellent investment opportunity for landlords only, with a paying tenant already in situ. The property boasts a modern fitted kitchen and a spacious triple aspect lounge/diner, providing plenty of natural light throughout the day. The master bedroom benefits from its own en-suite, complemented by a further double bedroom and a contemporary bathroom/WC. A standout feature is the stylish spiral staircase leading to a large private sun terrace – perfect for relaxing or entertaining with fantastic views. Additional advantages include secure residents' parking and a long lease, ensuring peace of mind for investors.

Llanvanor Road is ideally positioned within easy reach of excellent transport links, including nearby Underground stations, making commuting into Central London simple. Residents enjoy a wide choice of local amenities, cafés, shops and supermarkets, as well as green open spaces such as Gladstone Park and the Welsh Harp Reservoir for outdoor leisure. A superb buy-to-let opportunity in a sought-after North West London location. Early viewing is highly recommended.



TERRACE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

**Viewings:** By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

**We're Open:**

8am – 8pm 7 days a week

**[www.getanoffer.co.uk](http://www.getanoffer.co.uk)**

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

[info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

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