



HILTONS ESTATES

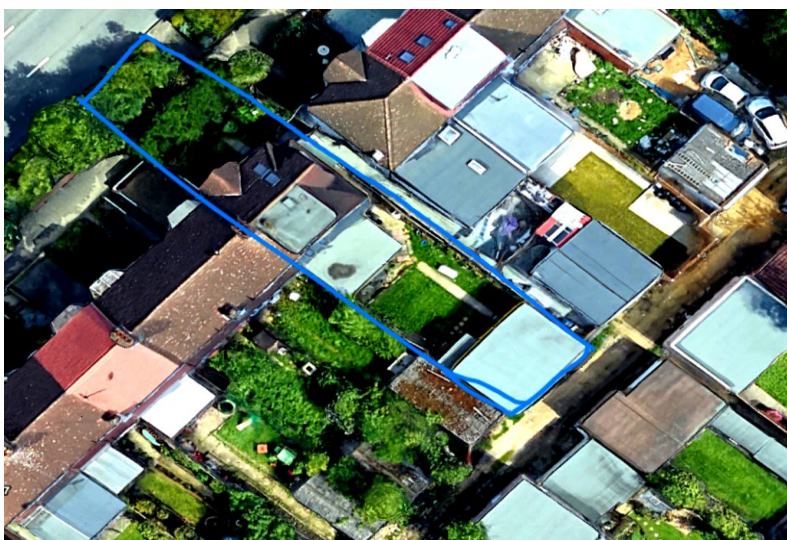
Waverley Gardens

, London, NW10 7EE

- Freehold with 2 x 2-bed apartments and 1 studio
- Walking distance to Hanger Lane Station, A406 and A40 links
- Close to Central Middlesex Hospital and Royal Leisure Park
- Requires updating, great potential for renovation

REDUCED £794,950

EPC Rating '63'



Property Description

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.

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		