

Llanover Road, HA9

MOVELI





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### Beautifully Refurbished Three-Bedroom End-Terrace Home with Private Garden & Free Parking

- Available Now
- Unfurnished
- Council Tax Band D in Brent £2,235.27
- End-of-terrace house
- Private garden
- Wood flooring downstairs, carpets upstairs
- Family bathroom plus downstairs WC
- 2 Double bedrooms and 1 Smaller bedroom



Step into this beautifully presented and newly refurbished three-bedroom end-of-terrace home, offering spacious accommodation and excellent transport connections – perfect for families and professional tenants alike. A selective licence applies for families, a couple or 2 Professionals.

Upon entering, you are welcomed by a practical entrance porch, providing a useful transition into the home. The property has been recently redecorated throughout and boasts a bright and inviting living space with direct access to a private garden, creating the perfect setting for relaxing, entertaining, or enjoying outdoor family time.

The contemporary fully fitted kitchen is equipped with modern appliances and ample storage, while the property further benefits from a family-sized bathroom, a convenient downstairs WC, and an additional storage room.

The accommodation comprises three well-proportioned bedrooms, with attractive wood flooring on the ground floor and comfortable carpeting upstairs. Extensive external improvement works have recently been completed, with scaffolding due to be removed shortly.

A particularly attractive feature is the unrestricted parking available directly outside the property, with no road parking restrictions.

Ideally situated just a 7-minute walk from North Wembley Station and within easy reach of South Kenton Station, the property offers excellent transport links into Central London



► access to local shops, amenities, well-regarded schools, and leisure facilities. Wembley Stadium, the London Designer Outlet, restaurants, and entertainment venues are all within walking distance.

Available unfurnished, this exceptional home is ready for immediate occupation.





## LOCATION

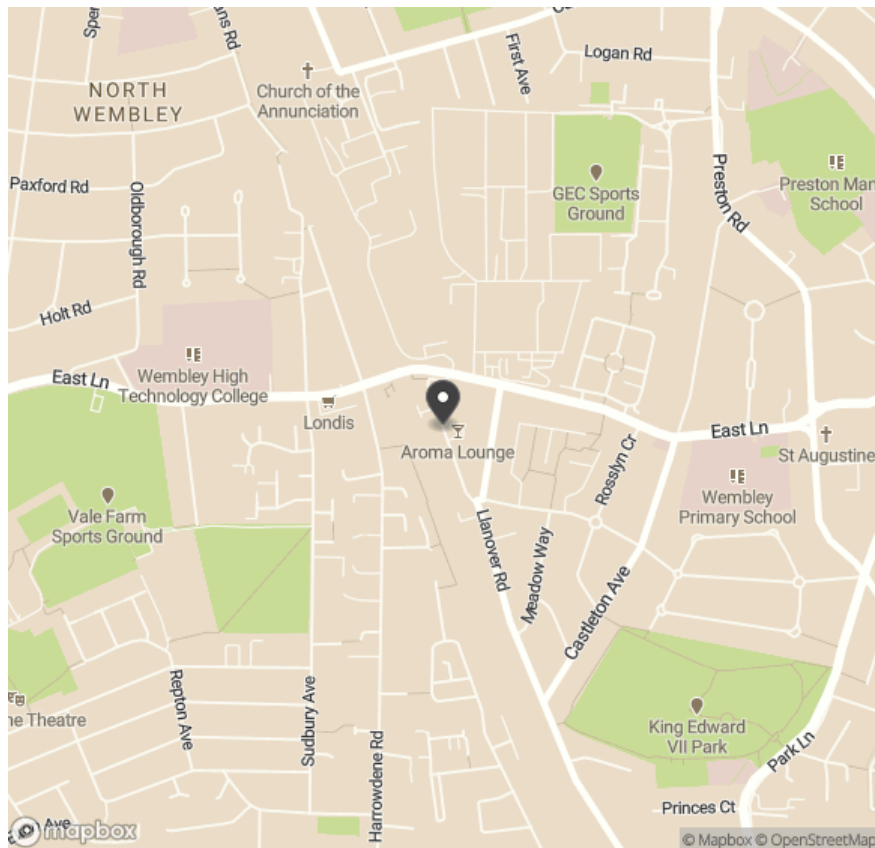


Property location

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **75**

Potential: **80**



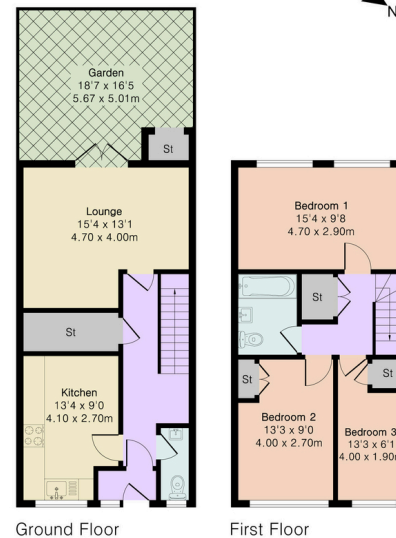
## FLOOR PLAN

958 sq ft (89 sq m)

### Approximate Gross Internal Area 958 sq ft - 88 sq m

Ground Floor Area 479 sq ft - 44 sq m

First Floor Area 479 sq ft - 44 sq m



Important notice: Movelli give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Movelli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@movelli.com



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