



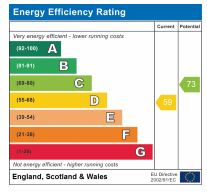
## Lancelot Road, Wembley HA0 2BP

3-Bedroom end of terrace terraced house divided into two self-contained flats

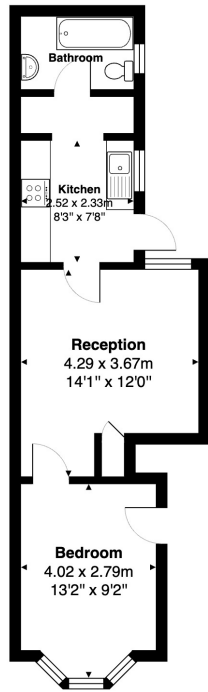
The ground floor property consists of a reception area, double sized bedroom, kitchen and fitted bathroom. Currently let on an AST at £900.00 pcm.

On the first floor are the reception area, good sized bedroom, kitchen and shower room, stairs to the loft leads to a second double bedroom with a skylight. The property further benefits from glazed windows, gas central heating and additional storage. Requires updating throughout. Presently vacant.

Both Flats are Council Tax Band C (Brent). EPC Rating D (63 for Ground Floor & 59 for 1st Floor).

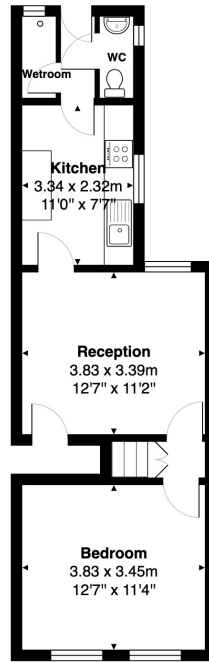


**Price: £550,000 Freehold**

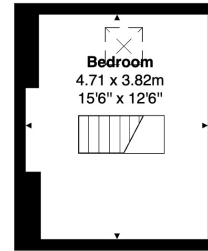


Total Area: 37.3 m<sup>2</sup> ... 401 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



First Floor



Second Floor

Total Area: 58.8 m<sup>2</sup> ... 633 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

12'7 x 11'2 Living area with power points and radiator.

Bedroom 1

12'7 x 11'4 Front aspect double bedroom with multiple power points and radiator.

Kitchen

11'0 x 7'7 Fitted with a range of wall and base units with complimentary worktops and splashbacks. Inset stainless steel sink with mixer taps, space for washing machine, fridge/freezer, hob/oven and extractor unit. Wall mounted boiler. Rear aspect window and door leading to the bathroom.

Stairs to loft space

Bedroom 2

15'6 x 12'6 Double bedroom with power points and sky light.

Advertising

Additional revenue received from wall advertising

Garden

50 ft rear garden