



## 4 Lancelot Road, Wembley HA0 2BP

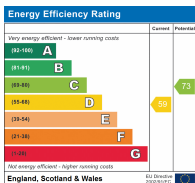
\*\*\* CASH BUYERS ONLY \*\*\*

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.

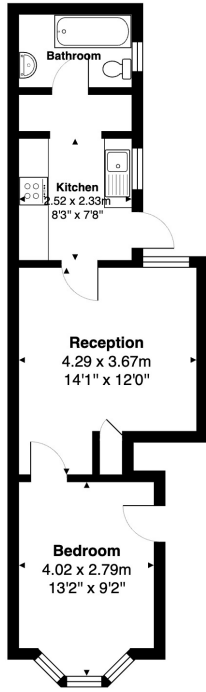
On the first floor are the reception area, good sized bedroom, kitchen and shower room, stairs to the loft leads to a second double bedroom with a skylight. The property further benefits from glazed windows, gas central heating and additional storage. Requires updating throughout. Presently vacant.

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



## £550,000 Freehold

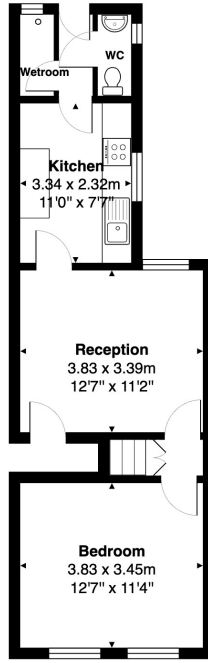
Ground Floor Flat, 4 Lancelot Road, WEMBLEY, HA0 2BP



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

All measurements are approximate and for display purposes only.

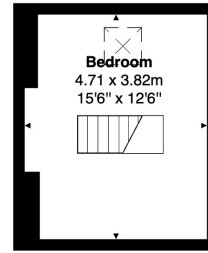
Upper Flat, 4 Lancelot Road, WEMBLEY, HA0 2BP



First Floor

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

All measurements are approximate and for display purposes only.



Second Floor

nd radiator.

with multiple power

use units with  
. Inset stainless steel  
machine, fridge/freezer,  
boiler. Rear aspect

oints and sky light.

ertising

NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.