



EST 2004
ElliotLee

122 London Road, Wembley - HA9 7HG

In Excess of £750,000



122 London Road

Wembley, Wembley

Nestled in a highly sought-after location near Wembley Central Station, this generously sized four bedroom terraced house offers an ideal blend of space, comfort, and practicality, perfect for modern family living.

The property welcomes you with a bright and inviting interior, featuring a spacious through lounge with a dining area – ideal for both relaxing and entertaining. Two additional reception rooms provide further flexibility, with the option to convert one into a fifth bedroom, perfect for growing families or hosting guests.

Upstairs, you'll find four well-proportioned bedrooms, a family bathroom, and a separate toilet, offering convenience for busy households. Additional benefits include a utility room for extra storage, central gas heating throughout, and a private rear garden complete with a shed – an ideal outdoor retreat for relaxing or dining al fresco.

Located within close proximity to excellent transport links and local amenities, this property combines a versatile layout with modern comforts in a prime urban setting. A rare opportunity to secure a spacious, well-appointed home in a vibrant and convenient neighbourhood.

Council Tax band: E

Tenure: Freehold

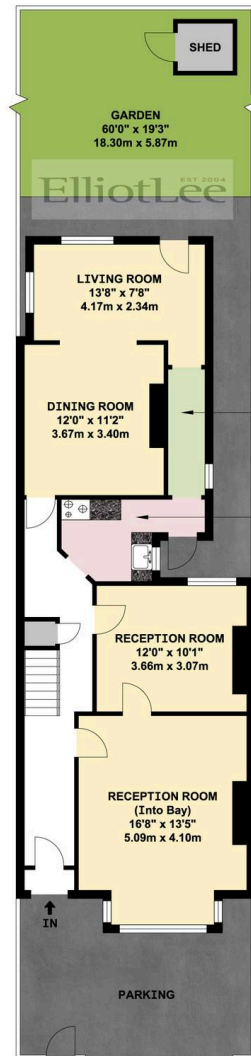
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

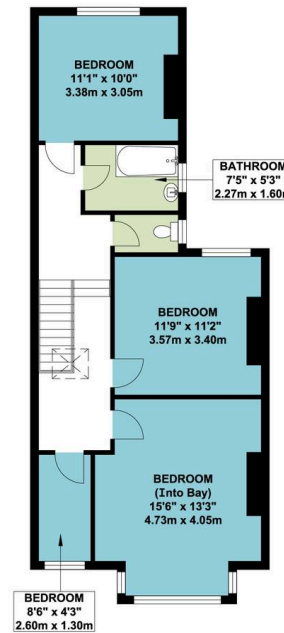
- SPACIOUS TERRACED HOME
- THROUGH LOUNGE WITH DINING AREA
- TWO WELL SIZED RECEPTION ROOMS
- FOUR BEDROOMS UPSTAIRS WITH POTENTIAL OF TURNING DOWNSTAIRS RECEPTION ROOM TO FIFTH BEDROOM
- UPSTAIRS BATHROOM WITH SEPERATE TOILET
- CENTRAL GAS HEATING
- UTILITY ROOM FOR EXTRA STORAGE SPACE
- REAR GARDEN WITH SHED
- LOCATED CLOSE TO WEMBLEY CENTRAL TRAIN STATION



LONDON ROAD
WEMBLEY HA9



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1496.39 SQ. FT / 139.02 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".



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