



NAPIER ROAD, WEMBLEY, MIDDLESEX, HA0  
**£800,000 FREEHOLD**

## SEMI DETACHED SPACIOUS INVESTMENT OPPORTUNITY IN WEMBLEY

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An exceptional opportunity for investors, this semi-detached home currently let out under a HMO license is perfectly positioned in the heart of Wembley. Spanning over 3,250 sq. ft., the property offers off-street parking at the front, a generous rear garden, and an outbuilding for additional versatility. Currently, one unit is utilized as a self-contained space, adding to its diverse accommodation options. While ideal as an investment, this property also presents an exciting opportunity for project lovers seeking to transform it into a spacious family home in a sought-after residential street. The ground floor features a large kitchen diner, two ensuite bedrooms, and two additional bedrooms that share a bathroom and a separate W.C. On the first floor, four further units provide flexible living arrangements—one with a separate family bathroom, another with an ensuite, and a self-contained unit featuring its own utility space. The top floor boasts two double bedrooms with skylights, served by a fully tiled bathroom and a secondary boiler catering specifically to this level. Surrounded by excellent transport links and local amenities, this is an opportunity not to be missed!



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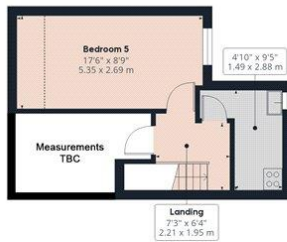
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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
 1049.91 ft<sup>2</sup>  
 97.54 m<sup>2</sup>  
 Reduced headroom  
 21.99 ft<sup>2</sup>  
 2.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

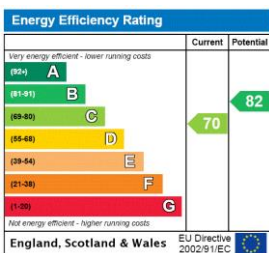
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** E- Brent

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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