



## Wells House Road, NW10 £615,000

A five bedroom semi detached HMO currently achieving 7.5% rental yield. The house has potential to extend (STPP) and would make a great investment with the up and coming HS2 located a short walk away. The property has two bathrooms, an eat in kitchen and a private garden both at the front and rear of the property.

Wells House Road is a quiet residential address close to fantastic transport links including Willsden Junction (Overground) and East Acton (Central line).

### Features

Semi Detached  
Five Bedroom  
HMO Licence  
Investors only  
Potential to extend (STPP)  
HS2 Terminal

# Wells House Road, London, NW10



Total area (approx.): 109.1 sq. m (1174.3 sq. ft)

## Dexters

Acton  
171 High Street  
London  
W3 6LP  
Sales  
020 8896 2112

Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 **RICS** | Regulated Estate Agent and Letting Agent

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