



Lampards

lampards.co.uk
0208 208 0055
info@lampards.co.uk

4a Lonsdale Road,
Queens park,
NW6 6RD

Ground Floor Flat, Palermo Road,
£550,000

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Property Highlights:

- **Spacious Living Areas:** The flat features well-proportioned rooms with high ceilings and large windows, inviting ample natural light and enhancing the sense of space.
- **Private Rear Garden:** Enjoy exclusive access to a serene outdoor space, perfect for relaxation, gardening, or entertaining guests—a rare find in this vibrant London neighborhood.
- **Share of Freehold:** Benefit from greater control over the management of the property and potentially lower maintenance costs, offering both peace of mind and financial advantages.

Location Benefits:

- **Excellent Transport Links:** The property is conveniently located approximately 400 meters from Willesden Junction Station, providing swift access to both the Bakerloo Line and London Overground services.
- **Educational Facilities:** Families will appreciate the proximity to well-regarded schools. Furness Primary School, rated 'Good' by Ofsted, is just 100 meters away, while Newman Catholic College, also rated 'Good', is approximately 500 meters from the property.
- **Local Amenities:** Palermo Road is situated within a vibrant community offering a diverse array of shops, cafes, and restaurants. The nearby Harlesden High Street provides a variety of retail options, while the Royal Oak Pub and The Shawl offer inviting atmospheres for dining and socializing.
- **Green Spaces:** For outdoor enthusiasts, the expansive Roundwood Park is within walking distance, featuring beautifully landscaped gardens, a café, and recreational facilities.

In summary, this delightful period flat on Palermo Road combines timeless charm with modern conveniences. Its prime location, exclusive garden access, and shared freehold status make it an exceptional choice for first time buyers.





- Two bedrooms
- Sole use of large rear garden
- Period conversion
- Excellent condition
- Potential to extend and permission granted by co-freeholder
- Close to local transport links
- Short Walk to Roundwood park
- Chain Free
- 673SQFT of internal living space
- Viewings recommended

