



Lampards

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

12 Longdale Road
Queens park,
N9 6RD

Olive Road,
£1,100,000

4 1 3



GUIDE PRICE: £1,100,000 TO £1,200,000

A four bedroom period house on Olive Road offering just under 2,000 square feet of accommodation including the outbuilding. Lovingly owned by the same family for over 45 years, the property sits on a wide plot with a 23 metre south facing garden and offers strong scope to add further space subject to planning.

The ground floor offers two generous reception rooms, a separate dining room and a separate kitchen, with direct access to the garden from the rear reception room and the kitchen. High ceilings and some original features including fireplaces are retained throughout, providing an authentic period layout and sense of scale. A well built outbuilding sits at the far end of the garden and is included in the overall floor area.

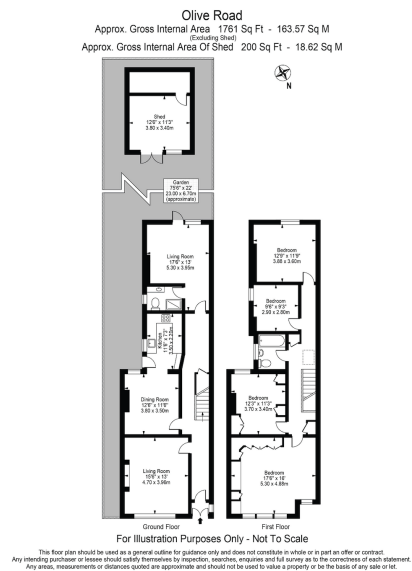
On the first floor there are four well proportioned bedrooms and two bathrooms. The house presents clear potential for a side return and a loft conversion subject to the necessary permissions, allowing a buyer to adapt the space for contemporary family living.

Outside, the south facing garden receives good light through the day and provides a private outdoor area for children and gardening. The property is offered freehold. Parking arrangements can be confirmed with the selling agent.

Olive Road is a community focused street close to Gladstone Park and local amenities. Cricklewood Library is nearby and there are a number of primary schools in the area including Anson and Mora. Transport links are convenient with Cricklewood Thameslink and Willesden Green station on the Jubilee line within easy reach, and West Hampstead connections also close by.

A rare opportunity to acquire a substantial period family home in NW2 with immediate potential to extend and improve.





- Four bedroom semi detached period home on Olive Road
- Just under 2,000 sq ft including the outbuilding
- South facing garden extending to around 23 metres
- Two large reception rooms and a separate dining room
- Scope to extend and reconfigure, subject to planning
- High ceilings and original features throughout
- Well maintained outbuilding included in the title
- Family friendly layout with good natural light
- Close to Gladstone Park, local cafés and amenities
- Convenient for Cricklewood Thameslink and Willesden Green station

