



Lampards

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4a Lonsdale Road,  
Queens park,  
NW6 6RD



Coles Green Road,  
£475,000

2 1 1





A beautifully presented two bedroom ground floor flat extending to approximately 706 square feet, finished to a high standard throughout.

The property offers a spacious open plan reception room with bifolding doors opening directly onto a private south west facing landscaped garden, creating an excellent sense of light and flow. The newly fitted kitchen is well appointed with contemporary units and a breakfast bar ideal for both everyday living and entertaining.

There are two generous bedrooms, including a principal bedroom with en suite bathroom, along with a further modern bathroom. The flat is immaculately maintained and ready for immediate occupation.

Well located for the amenities of Dollis Hill and within easy reach of Brent Cross Shopping Centre. Transport links are convenient with Brent Cross West station nearby, while the A406 provides straightforward access around London.



**Coles Green Road, NW2**  
Total Area: 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup> (excluding garden)



The four plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS). Accredited. The plan is for guidance only and not drawn to scale unless otherwise stated. Measurements and points shown on this document, plans and sections are approximate. What is shown is based on the information of the site.

- Two bedroom ground floor flat
- Open plan reception and kitchen
- South west facing private garden
- Principal bedroom with en suite
- Finished to a high standard
- Approximately 706 sq ft
- Bifolding doors to garden
- Newly fitted modern kitchen
- Contemporary second bathroom
- Close to shops and transport links



Score	Energy rating	Current	Potential
92+	A	71 C	78 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

