



Lampards

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4a Lonsdale Road,
Queens park,
NW6 6RD

Christchurch Avenue,
£350,000

1 1 0



This well proportioned one bedroom flat is arranged over two floors and offers 871 square feet of internal space, providing a sense of space and flexibility rarely found at this price point. The layout allows for a clear separation between living and sleeping areas, creating a practical and comfortable home.

The main accommodation is positioned on the upper floor and comprises a generous reception room with good natural light, a separate kitchen diner, a large double bedroom and a bathroom. The additional floor provides further internal space and access, enhancing the overall usability of the property.

There is clear potential to reconfigure the layout to create a two bedroom flat, subject to the usual planning consents. This makes the property an attractive option for buyers looking to add value or adapt the accommodation to suit future needs.

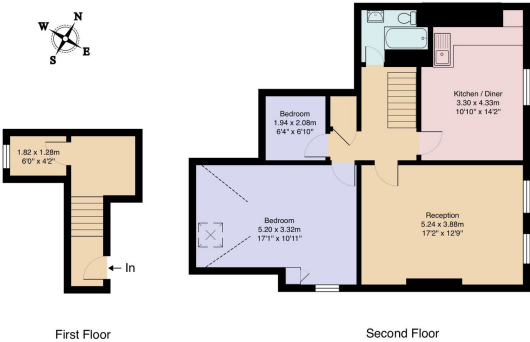
Offered with a long lease, the flat represents a secure long term purchase. It is well located close to Kilburn Jubilee line station, offering excellent transport links into central London, along with easy access to local shops, cafes and amenities.

A spacious and versatile flat in a convenient and well connected location.



Lampards

Christchurch Avenue, NW6
Total Area: 80.9 m² ... 871 ft²



- One bedroom flat arranged over two floors
- Potential to convert into a two bedroom flat subject to planning permission
- Separate kitchen diner
- Long lease
- Located close to Kilburn Jubilee line station
- Total internal area of approximately 871 square feet
- Generous reception room with good natural light
- Large double bedroom
- Flexible layout with scope to add value
- Convenient access to local shops, cafes and transport links



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |