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Streatley Road,  
£550,000

2 1 1





## Top Floor Two-Bedroom Flat with Loft Potential – Streatley Road, Brondesbury Conservation Area

This bright and well-presented two-bedroom flat is located on the top floor of a handsome period building on Streatley Road, right in the heart of the Brondesbury Conservation Area.

The property is full of character, with high ceilings, original sash windows and a lovely original fireplace. At the front of the flat, the open-plan living room benefits from a south-west facing aspect, making it a particularly sunny and inviting space throughout the day.

The flat has been recently refurbished and is in excellent condition, with a modern kitchen and bathroom, new flooring and fresh decoration throughout. The communal areas have also been updated, and the exterior of the building has been redecorated. The roof has been checked and is in good order.

One of the standout features is the demised loft space, offering the potential to extend (subject to planning permission), giving buyers a rare opportunity to add space and value in the future.

Well located for both Queen's Park and Kilburn, the flat is close to local shops, cafés and green spaces, and has great access to public transport.

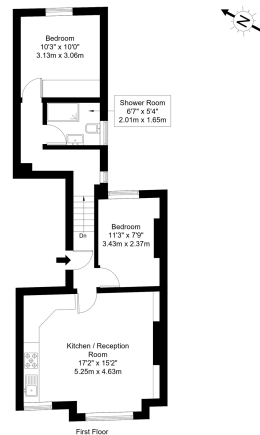
The property comes with a share of freehold.





- Top floor 2-bed in Brondesbury Conservation Area
- High ceilings, sash windows, original fireplace
- Demised loft with extension potential (STPP)
- Updated communal areas
- Excellent transport links nearby
- Bright open-plan living, south-west facing
- Recently refurbished throughout
- Share of freehold
- Close to Queen's Park and Kilburn
- Redecorated exterior

**Streatley Road, NW6 7LH**  
Approx Gross Internal Area = 54.61 sq m / 588 sq ft



Ref : Copyright **BLEU PLAN**  
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustration purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and while we have confidence in the information provided it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	<b>77 C</b>	<b>80 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

