



Lampards

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

4a Lonsdale Road,
Queens Park,
NW6 6RD

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.

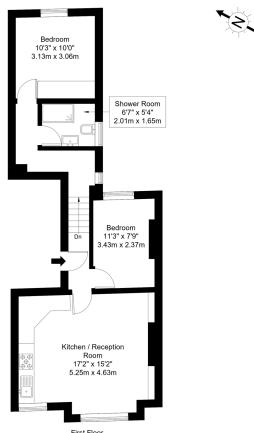




- Top floor 2-bed in Brondesbury Conservation Area
- High ceilings, sash windows, original fireplace
- Demised loft with extension potential (STPP)
- Updated communal areas
- Excellent transport links nearby
- Bright open-plan living, south-west facing
- Recently refurbished throughout
- Share of freehold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

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for guidance only. The plan has been prepared in accordance with the Code of Measuring Practice and whilst we have confidence in the information contained within it, it must not be relied on. Measurements and areas shown are not necessarily to the nearest millimetre. Copyright @ BLEUPLAN

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

