



Lampards

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

4a Lonsdale Road,
Queens park,
NW6 6RD

49 Priory Park Road,
£1,200,000

3 2 1



A three-bedroom, two-bathroom Ground and First Floor maisonette with private entrance and private gardens, extensively refurbished to a high specification, situated on a quiet residential no-through road.

The property is arranged over two floors and offers well-balanced, lateral living space with a strong emphasis on proportion, light and functionality. The accommodation has been comprehensively renovated with careful attention to detail, incorporating high-quality materials and a cohesive decorative scheme throughout, including Farrow & Ball finishes and a feature stairway with Cole & Son detailing. The property has also been interior designed by Jeffreys Interiors. Woodwork has been professionally finished, and the walls prepared to a high standard, resulting in a clean and consistent presentation.

All three bedrooms are comfortable doubles, with high ceilings enhancing the sense of space. Storage has been thoughtfully incorporated, including under-stairs storage, a substantial first-floor cupboard, and fitted wardrobes to two bedrooms, designed to integrate seamlessly with the interior.

The kitchen is well arranged and fitted with a range of integrated appliances, including a double oven, complemented by solid wood elements and quality fittings. The reception space opens directly onto the rear garden, providing a natural extension of the living area.

The property benefits from both front and rear private gardens, a rare feature for an apartment. The rear garden is particularly appealing, with side access and a favourable aspect allowing for good natural light throughout the day.

Occupying a corner position, the flat is notably bright and benefits from a high degree of privacy. The setting is exceptionally quiet, with minimal passing traffic, and the property is well insulated.

Further benefits include a modern heating system, good overall energy efficiency, and additional security features.

The location provides convenient access to the amenities of Lonsdale Road and Kilburn High Road, as well as the open green



Lampards

Priory Park Road, NW6
Total Area: 102 sq ft - 1107 ft² (including garden)



- Ground and First Floor maisonette
- Located close to Lonsdale Road, Queens Park
- Extensively refurbished throughout
- Cole and Son feature stairway
- Quiet residential no through road
- Three double bedrooms
- Interior designed by Jeffreys Interiors
- Farrow and Ball finishes throughout
- Private front and rear gardens
- Modern kitchen with integrated appliances and double oven



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

