



Lampards

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4a Lonsdale Road,  
Queens-park,  
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# Cavendish Road, London, NW6

£899,950

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Occupying the entire ground floor of an attractive Victorian residence and set within the Brondesbury Conservation Area, this beautifully presented three bedroom garden apartment offers 1,223 sq ft of well balanced accommodation, a private entrance, off street parking with an electric vehicle charging point, and a wonderful sense of privacy rarely found in apartment living.

The property has been thoughtfully refurbished and combines generous proportions with excellent natural light throughout. At its heart is a spacious reception room which flows seamlessly into a contemporary kitchen, positioned to overlook the terrace and garden beyond. Large glazed doors and skylights draw daylight deep into the living space, while a substantial utility room provides valuable additional storage and practicality.

The private terrace extends directly from the kitchen and leads onto a mature rear garden. Importantly, the garden shown in the photographs is for the sole use of the apartment, creating a superb outdoor space for entertaining, relaxing or family life.

The principal bedroom occupies an elegant bay fronted room, complemented by two further bedrooms, a stylish family bathroom and extensive built in storage throughout. A private side entrance allows owners to come and go independently of the main building, further enhancing the feeling of living in a house rather than a flat.

The building itself has been exceptionally well maintained, with extensive external improvements including brickwork restoration and repointing. The property is offered with a share of freehold and benefits from a healthy sinking fund, providing reassurance for future maintenance and long term ownership.

Cavendish Road is one of the area's most sought after residential addresses, ideally positioned for the amenities of Willesden Green, Brondesbury Park and Queen's Park, together with excellent transport connections and highly regarded local schools.



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Cavendish Road, NW6  
Total Area: 113.6 m<sup>2</sup> - 1223 SF (excluding terrace)



This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS). Measurements are based on internal dimensions. The plan is for general guidance only and should not be relied upon for legal purposes. Measurements are given to the nearest millimetre. Plans and areas are approximate. Measurements are taken to the centre of the walls. All areas are taken to the perimeter of the plot. An approved draughtsman of suitable experience, as appointed, has prepared this plan.

- Ground floor apartment within an attractive Victorian building
- 1,223 sq ft
- Private entrance
- Sole use rear garden and private terrace
- Off street parking with electric vehicle charging point
- Spacious reception room and contemporary kitchen
- Three double bedrooms
- Substantial utility room
- Share of freehold
- Brickwork restored and repointed with healthy sinking fund

