



Lampards

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

4a Lonsdale Road,
Queens park,
NW6 6RD

Summerfield Avenue, London, NW6

£825,000

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A well proportioned garden flat extending to approximately 699 sq ft, positioned on Summerfield Avenue just moments from Queen's Park, Salusbury Road and Queen's Park Station.

The property presents a rare opportunity to acquire a garden apartment with exceptional potential to significantly enhance and extend, subject to the necessary consents. With scope to extend to both the side and rear, there is clear opportunity to create one of the area's most impressive garden flats.

A key feature of the property is the south facing garden, offering excellent natural light and a strong foundation for a future extension designed around indoor and outdoor living.

The existing accommodation is well arranged, but the real appeal lies in the potential to reimagine the space and create a larger, more design led home in a prime Queen's Park setting.

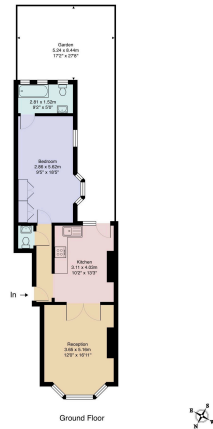
Summerfield Avenue is one of Queen's Park's most desirable residential addresses, just a stone's throw from the open green spaces of Queen's Park, with Kingswood Avenue and the cafés, restaurants and independent shops of Salusbury Road quite literally around the corner. Queen's Park Station is also within a short walk, providing Bakerloo line and London Overground connections into Central London.

A rare opportunity combining location, garden aspect and outstanding long term potential.



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Summerfield Avenue, NW6
Total Area: 56.3 sq ft ... 650 sq ft including garden



- Garden flat with exceptional potential
- South facing garden
- Opportunity to create a substantial garden apartment
- Kingswood Avenue and Salusbury Road around the corner
- Share of freehold
- Approximately 700 sq ft of internal accommodation
- Scope for side and rear extension, subject to consent
- Moments from Queen's Park
- Short walk to Queen's Park Station
- Prime residential setting in Queen's Park

