



Lampards

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4a Lonsdale Road,
Queens park,
NW6 6RD

Christchurch Avenue,
£550,000

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A beautifully presented two-bedroom, two-bathroom apartment situated on the top floor of an attractive period building on the ever-popular Christchurch Avenue, NW6.

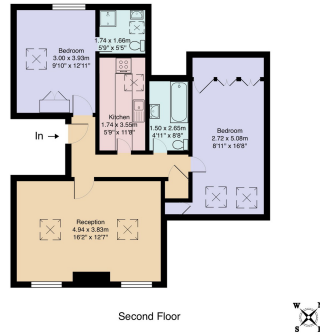
Extending to approximately 779 sq ft, this bright and well-proportioned flat offers thoughtfully arranged accommodation, with an emphasis on natural light and comfortable modern living. The principal reception room provides an inviting space for both relaxation and entertaining, complemented by a well-appointed kitchen with integrated appliances.

The principal bedroom benefits from a contemporary en suite shower room, while the second bedroom is served by a stylish family bathroom. Both bedrooms are well-sized, offering flexibility for guests, a home office, or additional storage.

Occupying a top-floor position, the property enjoys a sense of privacy along with elevated outlooks, further enhancing the feeling of space and tranquillity. Residents also have access to a well-maintained communal garden, providing a peaceful outdoor retreat.

Christchurch Avenue is ideally located for the amenities of Queen's Park and Kilburn, with an excellent selection of local shops, cafés, and transport links nearby, offering convenient access into Central London and beyond.





The floor plan is produced in accordance with RICS Property Measurement Standards incorporating the latest Property Measurement Standards (PMS) standards. To view the full plan and any other plans to which other relevant information and content of interest may apply, please refer to the full plan as available on the RICS website. All dimensions are approximate and subject to change without notice. All measurements are taken to the face of the wall unless otherwise stated.

- Top-floor, two-bedroom, two-bathroom apartment.
- Set in an attractive period building on Christchurch Avenue, NW6.
- Approx. 779 sq ft of bright, well-proportioned space.
- Inviting reception room perfect for relaxing and entertaining.
- Modern kitchen with integrated appliances.
- Principal bedroom with contemporary en suite shower room.
- Spacious second bedroom, ideal for guests or a home office.
- Stylish family bathroom.
- Communal gardens.
- Conveniently located near Queen's Park and Kilburn amenities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

