



Lampards

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1a Lonsdale Road,
Queens park,
NW6 6RD

Brondesbury Park,
£1,750,000

8 3 0



Situated on Brondesbury Park, this substantial semi-detached Victorian home extends to approximately 2,387 sq ft and offers versatile accommodation arranged over three floors. With eight bedrooms, three bathrooms and generous living space throughout, the property is ideally suited to growing families seeking both space and flexibility.

The ground floor comprises a bright double reception room featuring a bay window and period fireplace, a separate dining room with direct access to the rear garden, an additional bedroom and a fitted kitchen with ample storage and side access. A shower room and separate WC complete this floor.

The first floor offers five well-proportioned bedrooms, including a spacious principal bedroom with a large bay window. A family bathroom and separate WC serve the remaining accommodation.

The converted loft provides two further bedrooms together with a bathroom and kitchenette, creating a flexible space suitable for guests, extended family or those working from home.

To the rear, the property enjoys a mature garden extending to approximately 85ft, with a lawn, patio area and established planting. An outbuilding provides useful additional space, while the front of the property benefits from off-street parking.

Brondesbury Park is a highly regarded residential location, conveniently positioned for a range of local shops, cafés, restaurants and schools. Willesden Green Underground Station (Jubilee Line) is approximately 0.3 miles away, with further transport links available from Brondesbury Park and Dollis Hill, providing excellent access into Central London and beyond.



APPROXIMATE FLOOR AREA = 2387 SQ FT / 221.8 SQ M
 (EXCLUDING EAVES)
 OUTBUILDING = 223 SQ FT / 20.7 SQ M
 TOTAL = 2610 SQ FT / 242.5 SQ M
 INCLUDING LIMITED USE AREA (23 SQ FT / 2.1 SQ M)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 RICS Certified Property Measure

- Spacious semi-detached Victorian home in Brondesbury Park
- Eight bedrooms and three bathrooms across three floors
- Large kitchen with side access to a mature garden
- Approximately 85ft rear garden with patio area
- Off-street parking to the front
- Approximately 2,387 sq ft
- Bright double reception room with bay window and period fireplace
- Converted loft with two bedrooms, kitchenette, and bathroom
- Off-street parking and outbuilding for storage or a home office
- Versatile layout ideal for a large family or guests



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

