



Lampards

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4a Lonsdale Road,
Queens park,
NW6 6RD

Larch Road, London, NW2

£499,950

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A well presented two bedroom ground floor garden flat offering approximately 722 sq ft of well balanced accommodation, set on one of NW2's desirable "tree roads" and benefiting from a share of the freehold.

The property comprises two genuine double bedrooms and a bright, comfortable living space arranged in a practical layout. The condition throughout is good, creating a home that is immediately enjoyable while offering future potential for extension to the side and rear, subject to the usual consents.

To the rear, the property enjoys a superb south facing garden measuring nearly 70 ft (21m), capturing sunlight throughout the day. A detached garden outbuilding of approximately 3.46m x 2.43m provides valuable additional space, ideal as a home office, studio or gym.

Larch Road sits moments from the 86 acres of Gladstone Park and forms part of the popular network of roads named after trees. Cricklewood station is approximately a ten minute walk away, with Willesden Green station also within easy reach, alongside strong bus links and convenient access to the M1 and A40.

A bright, well located garden flat in a consistently popular NW2 setting.



Lampards

Larch Road, NW2
Map Ref: 011 or 702 (London)



- Superb south facing garden measuring nearly 70 ft (21m).
- Two bedroom ground floor garden flat.
- Share of freehold.
- Approximately 722 sq ft of well balanced accommodation.
- Two genuine double bedrooms.
- Detached garden outbuilding ideal as office or studio.
- Potential to extend (subject to usual consents).
- Positioned on one of NW2's sought after tree roads.
- Moments from the 86 acres of Gladstone Park.
- Approx. 10 minutes to Cricklewood station with Willesden Green also accessible.

