



Lampards

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4a Lonsdale Road,
Queens park,
NW6 6RD

All Souls Avenue, London, NW10

£1,250,000

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This spacious home on All Souls Avenue stands on a notably wider than average end of terrace plot, giving it a generous frontage, an unusually broad side garage and a deep rear garden. The house is largely unmodernised and offers a substantial internal layout that includes two reception rooms, a separate dining room, a conservatory that opens onto the garden and three well sized bedrooms on the first floor. The interior retains many original features, providing an excellent starting point for a full renovation to suit modern living.

The increased width of the plot and the substantial side garage create excellent potential for future enlargement. There is scope for side and rear extensions, a loft conversion and further reconfiguration inside the house subject to planning consent. The layout and plot width also make the property a strong candidate for conversion into multiple units, appealing to both developers and buyers seeking a home with long term flexibility. Properties offering this degree of potential are rarely available in this part of NW10.

The location enhances the appeal even further. All Souls Avenue is a broad residential street within easy reach of King Edwards Park, providing open green space for leisure and outdoor activity. College Road is also close by and offers a popular selection of independent shops, cafes and restaurants, creating a vibrant local hub. The neighbourhood benefits from reliable transport connections, good schools and a friendly community atmosphere that continues to attract families and professionals.

Overall this property presents an exceptional opportunity to transform a spacious unmodernised house on a wider than average plot into a stunning family residence or a well planned development project in a highly convenient and desirable NW10 location.



