



Lampards

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

4a Lonsdale Road,
Queens park,
NW6 6RD

Shoot Up Hill, London, NW2

£625,000

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Set within an exceptionally handsome red brick Edwardian detached building, this beautifully presented two double bedroom ground floor garden flat offers an excellent balance of architectural character and modern design, complete with off street parking.

The sense of scale is immediate, helped by high ceilings and well proportioned rooms. To the rear, a thoughtfully designed extension forms the heart of the home. The kitchen is both substantial and carefully considered, centred around a generous island and finished with solid worktops. Skylights above and wide bi fold doors flood the space with natural light, creating a seamless connection to the private garden beyond.

The reception area flows effortlessly from the kitchen, making the space ideal for both everyday living and entertaining. Direct access leads to a sole use rear garden extending over 10 metres, offering a rare depth of outdoor space for this location.

Both bedrooms are comfortable doubles, and the overall layout feels practical and well balanced. Off street parking at the front adds further convenience, something seldom found in this part of NW6.

Positioned on Shoot Up Hill, the property is approximately a nine minute walk to Kilburn Underground Station on the Jubilee line in Zone 2, and around twelve minutes to Brondesbury Overground, with West Hampstead's amenities also easily accessible.



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Shoot Up Hill, NW2
Total Area: 65.3 m² - 704 sq ft



This floor plan is a guide only. It is not intended to be used as a contract. It is subject to change without notice. It is not intended to be used as a contract. It is subject to change without notice.

- Situated within an impressive red brick Edwardian detached residence
- Large open plan kitchen reception
- Architectural rear extension with skylights
- High ceilings and generous internal proportions
- Well located for Kilburn Underground Station
- Sole use private rear garden extending over 10 metres
- Modern kitchen with substantial island and solid worktops
- Ground floor two double bedroom flat
- Off street parking on the front driveway
- Also within easy reach of Brondesbury Station and West Hampstead

