

Lampards

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Lydford Road, London, NW2

£1,600,000

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A substantial detached five-bedroom family home extending to approximately 2,159 sq. ft, set within the popular Mapesbury Conservation Area. Arranged over three floors, the property offers well-proportioned accommodation, contemporary interiors and plenty of natural light. The ground floor is centred around a large open-plan reception and dining room with doors opening onto the south-east facing rear garden. There is also a modern fitted kitchen, separate study and guest cloakroom, while the upper floors provide five bedrooms and three bathrooms. Further benefits include a garage, private driveway and planning permission for the garage's conversion.

The property has an attractive red-brick frontage, with a landscaped front garden and private driveway leading to the integral garage. A covered entrance porch opens into a welcoming hallway, giving access to the principal reception areas.

To the rear, the reception and dining room extends across much of the width of the house. The space is well suited to family living and entertaining, with a fireplace providing a focal point to the sitting area and glazed doors opening directly onto the garden. The adjoining kitchen is fitted with modern gloss cabinetry, integrated appliances and pale worktops. Windows on two sides bring in plenty of natural light and provide views over the garden. A separate study, currently used as a home gym, and a guest cloakroom complete this floor.

The first floor provides four bedrooms, arranged around a central landing. The principal bedroom has its own balcony, en-suite bathroom and walk-in wardrobe. Three further bedrooms are served by a family bathroom, and one also benefits from access to a second balcony.

The top floor has been converted to provide a generous fifth bedroom suite, with vaulted ceilings and rooflights. There is extensive storage within the eaves, together with an en-suite bathroom and a separate area suitable for a study.

The interiors are finished in a neutral palette, with white walls and engineered oak flooring throughout, giving the house a consistent

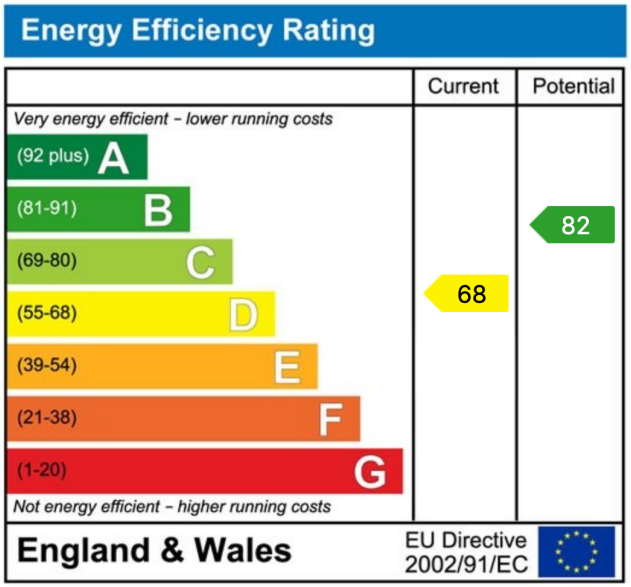






- Substantial detached five-bedroom family home extending to approximately 2,159 sq ft
- Five bedrooms and three bathrooms arranged over three floors
- Modern fitted kitchen with integrated appliances
- Impressive top-floor bedroom suite with vaulted ceilings and en-suite
- Landscaped south-east facing rear garden
- Situated within the sought-after Mapesbury Conservation Area
- Spacious open-plan reception and dining room with fireplace
- Principal bedroom with en-suite, walk-in wardrobe and private balcony
- Separate study and guest cloakroom
- Integral garage with approved planning permission for conversion and private driveway parking





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