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4a Lonsdale Road,
Queens park,
NW6 6RD

St. Julians Road, London, NW6

Guide Price £335,000

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A well-proportioned and neatly presented one-bedroom apartment extending to approximately 570 sq ft, situated on the desirable St. Julians Road.

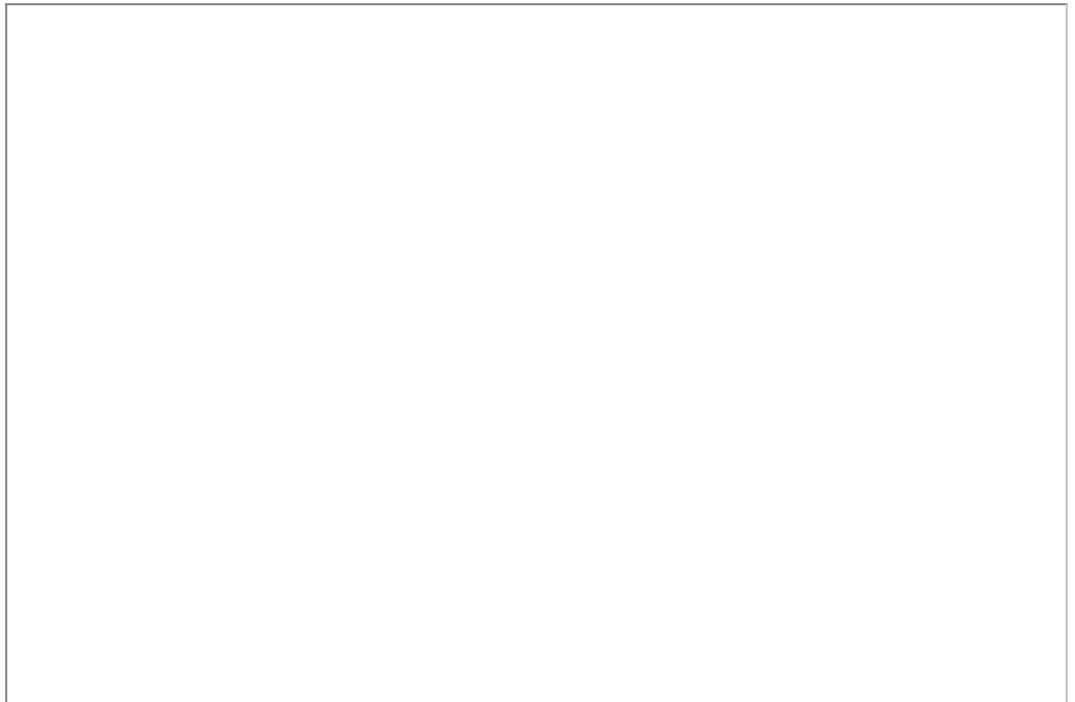
This well-proportioned flat offers a bright and contemporary living space, featuring a spacious reception room with ample natural light, ideal for both relaxing and entertaining. The adjoining kitchen is thoughtfully arranged with modern fittings and integrated appliances, providing a practical yet stylish environment.

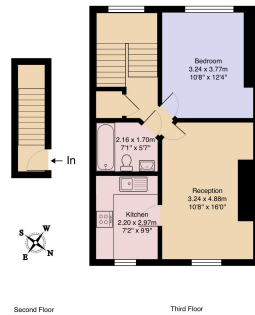
The generously sized double bedroom benefits from a relaxing and comfortable setting, complemented by well-considered storage solutions. A sleek, modern bathroom completes the accommodation, finished to a high standard.

The property is ideally positioned to enjoy the open green spaces of Queen's Park, located just a short walk away. The park offers a popular community atmosphere with tennis courts, a café, and beautifully maintained gardens, making it a sought-after destination for residents. In addition, the vibrant amenities of Salusbury Road are within easy reach, including an array of independent cafés, restaurants, and boutiques.

Excellent transport links are available nearby, with convenient access into central London and beyond.

This apartment would make an ideal first-time purchase, pied-à-terre, or investment opportunity.





The floor plan is provided in accordance with RICS Property Measurement Standards (incorporating International Property Measurement Standards (IPMS) standards). The plan is based on publicly available data and is not a site survey. Measurements and position of fixtures, fittings, doors, windows and other features are approximate. Total floor area is based on the perimeter of the plot. A single aspect of this plan does not constitute an independent inspection and should not be relied upon.

- Well-proportioned one-bedroom layout
- Separate, well-arranged kitchen
- Neatly presented throughout
- Close proximity to Queen's Park and its amenities
- Long lease
- Bright reception room with good natural light
- Generous double bedroom
- Positioned on a quiet residential street
- Convenient access to local transport links and Salusbury Road
- Chain free

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	