

Lampards

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

4a Lonsdale Road,
Queens park,
NW6 6RD

Fifth Avenue, Queens Park, W10

Guide Price £1,000,000

3 2 1









GUIDE PRICE: £1,000,000 - £1,100,000

Set within the sought-after Queen's Park Conservation Area, this attractive period family home extends to approximately 1,212 sq ft and offers well-proportioned accommodation arranged over three floors, together with a private rear garden.

The ground floor provides a larger than average reception room, offering flexible spaces for both everyday family life and entertaining. To the rear, a modern kitchen leads through to a bright dining area, with extensive glazing providing plenty of natural light and a pleasant outlook over the garden.

The first floor comprises two bedrooms, including a generous principal bedroom. A further bedroom occupies the second floor, alongside additional loft-style space offering flexibility as a home office, guest accommodation or further living space.

To the rear, the private garden features established planting and paved areas for seating and entertaining. The kitchen/ dining room opens directly onto the garden, creating a natural connection between the indoor and outdoor spaces.

Fifth Avenue is particularly well placed for the attractions of Queen's Park, with the open spaces of Queen's Park itself, independent cafés, restaurants, local shops and everyday amenities all close by. The surrounding streets are characterised by attractive period homes and tree-lined avenues, with the conservation area providing a distinctive residential setting. Transport links from Queen's Park and nearby stations provide convenient access into central London.





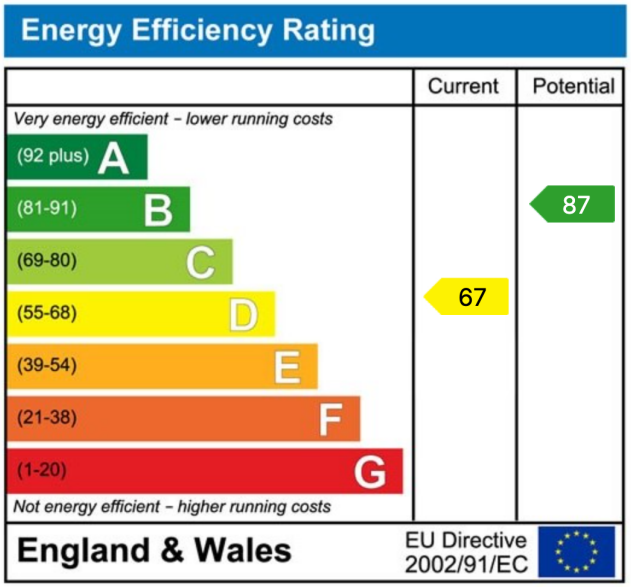
Lampards

Fifth Avenue, W10



- GUIDE PRICE: £1,000,000 - £1,100,000
- Characterful period home with plenty of original charm
- Three well-proportioned bedrooms
- Bright kitchen/dining room opening directly onto the garden
- Underfloor heathing in the kitchen and bathroom
- Beautifully positioned within the Queen's Park Conservation Area
- Approx. 1,212 sq ft arranged over three floors
- Large reception room with plenty of flexibility
- Private rear garden with established planting and entertaining space
- Close to Queen's Park, independent cafés, restaurants, shops and excellent transport links





naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS

Lampards Holding LTD registered in England and Wales, Reg. No. 15868352.
Reg Address: 4a Lonsdale Road, Queens park, NW6 6RD.