



Lampards

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1a Lonsdale Road,
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Ashburnham Road,
£1,800,000

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Situated on one of Kensal Rise's most sought-after roads, this beautifully extended Victorian family home on Ashburnham Road seamlessly blends timeless period charm with thoughtfully designed contemporary living.

The property has been tastefully extended to both the side and the loft, creating generous and versatile accommodation throughout. The ground floor features a wonderful double reception room with an abundance of original Victorian character, leading through to a stunning, light-filled kitchen/dining room at the rear. Designed with both family life and entertaining in mind, the space benefits from a useful pantry and impressive bi-fold doors that open directly onto the private rear garden, effortlessly connecting the indoors with the outside.

Lovingly maintained and beautifully presented by the current owners, the home retains an array of attractive Victorian features, complemented by elegant cast iron radiators that enhance its period appeal.

The first floor offers three well-proportioned bedrooms, together with a beautifully appointed family bathroom featuring both a freestanding bath and a separate walk-in shower. The loft conversion provides a superb principal or guest bedroom, complete with its own stylish en suite bathroom.

Occupying a prime position in the heart of Kensal Rise, this exceptional home combines generous family accommodation with character, style and an enviable location on one of the area's finest streets.



Ashburnham Road, NW10

Approximate Area = 178.3 sq m / 1919 sq ft (Including Eaves)
Including Limited Use Area (12.2 sq m / 131 sq ft)



- Beautiful Victorian family home on one of Kensal Rise's premier roads.
- Elegant double reception room with charming period features.
- Bi-fold doors opening onto a private rear garden.
- Extended to the side and into the loft, offering spacious family accommodation.
- Bright and spacious kitchen/dining room with excellent natural light.
- Useful walk-in pantry providing additional storage.
- Four generous bedrooms, including a loft suite with en suite shower room.
- Original Victorian features complemented by elegant cast iron radiators.
- Stylish family bathroom with separate bath and walk-in shower.
- Ideally located in the heart of Kensal Rise, close to excellent amenities, parks and transport links.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

