



Lampards

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

4a Lonsdale Road,
Queens park,
NW6 6RD

1c Aylestone Avenue,
£1,615,000

🛏 4 🚿 2 🚗 1



Positioned on a quiet residential street moments from Queen's Park, this newly built house offers beautifully balanced accommodation extending to approximately 1,495 sq ft, with a thoughtful layout designed for modern family living. Finished to an exceptional standard throughout, the property combines contemporary design, quality materials and energy efficient technology to create a home that is both elegant and practical.

The ground floor is centred around an impressive open plan reception, dining and kitchen space. Filled with natural light and opening directly onto the private rear garden through expansive glazing, the room provides an exceptional setting for both everyday living and entertaining.

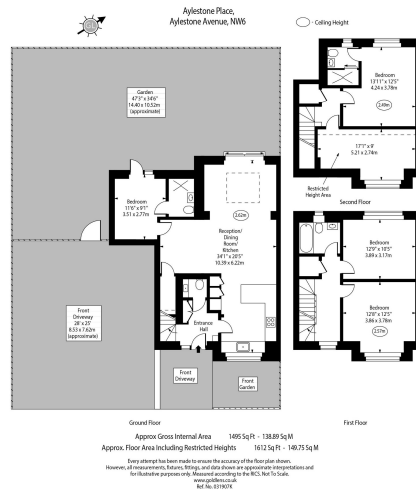
At the heart of the home, the bespoke Italian kitchen combines craftsmanship with understated luxury. Finished in Verde Bosco, a deep forest green hue, it sits beautifully against warm oak herringbone flooring, while fluted cabinetry and Arabescato Crema stone worktops add a layer of timeless elegance. Integrated Siemens and Bosch appliances, together with a Franke Maris instant hot water tap, ensure the space performs as beautifully as it looks, creating a kitchen equally suited to everyday family life and effortless entertaining.

A welcoming entrance hall and guest cloakroom complete the ground floor accommodation.

The first floor comprises two well proportioned double bedrooms served by a beautifully appointed family bathroom, with generous ceiling heights and carefully considered detailing enhancing the sense of space throughout. Marble effect porcelain tiling creates a refined backdrop, complemented by white porcelain sanitary ware, warm ambient lighting and a bespoke fluted vanity unit finished with a Corian worktop. Brushed black fittings, a rainfall shower, mirrored cabinetry and thoughtfully integrated storage contribute to a calm and contemporary aesthetic, creating a space that is both functional and quietly luxurious. The bedrooms themselves offer flexible accommodation, equally suited to family living, guest bedrooms or home working requirements.

Occupying the entire top floor, the principal suite forms a private





- Newly constructed family home finished to an exceptional standard
- Quiet residential setting within one of North West London's most desirable
- Rare opportunity to acquire a turnkey house close to Queen's Park village
- Seamless connection between interior living spaces and the private rear garden
- Well suited to both family occupation and professional buyers seeking lateral living space
- Outstanding balance of reception and bedroom accommodation
- Contemporary architecture combined with practical family living
- Impressive sense of volume enhanced by generous ceiling heights
- Turnkey residence requiring no onward expenditure
- Prime NW6 address with access to highly regarded local amenities and transport links

