



Lampards

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4a Lonsdale Road,  
Queens park,  
NW6 6RD

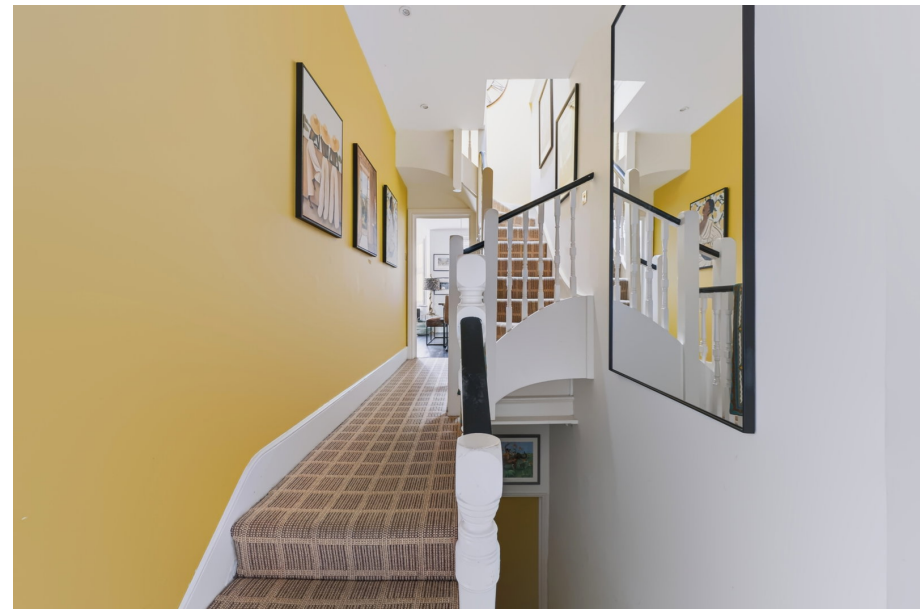
Summerfield Avenue,  
£3,500PCM (Deposit: £4,038)

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The floor plan is a schematic representation of the property and does not constitute a legal document. It is intended to provide a general overview of the layout and is subject to change without notice. For more information, please contact the agent.



### Tax Band: D Furnished:

Situated on Summerfield Avenue, this well presented two bedroom, two bathroom flat is arranged over the first and second floors of a period property

The first floor features a generous open plan reception room and kitchen, occupying the front of the property and benefiting from a bay window. There is also a large double bedroom and bathroom on this floor, while the second floor provides a further double bedroom and an additional bathroom.

The property is ideally located for the excellent amenities of Queen's Park, with the independent shops, cafés and restaurants of Lonsdale Road and Salusbury Road close by, as well as the popular Queen's Park Farmers' Market. Queen's Park itself is also nearby, while Queen's Park station provides both Bakerloo line Underground and Overground services, offering convenient connections into central London.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |