



Lampards

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# Normanby Road, London, NW10

£1,250,000

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Set within one of the area's most popular cul de sacs, with direct access to the 86 acres of Gladstone Park, this beautifully refurbished Edwardian house blends period character with confident, contemporary design.

The approach immediately stands out. Ornate timber detailing frames the porch, while the dark, moody façade gives a subtle Gothic edge without ever overpowering the home's elegance. An original front door with stained glass opens into a striking entrance hall laid with classic red tessellated tiles, setting the tone for what follows.

The front reception is rich and atmospheric, finished with reworked original style cornicing, an iron cast fireplace, timber flooring and Victorian style radiators. A bespoke Crittall style fluted glass door replaces the dividing wall, allowing light to flow through while retaining a sense of separation.

To the rear, a 4.5 metre extension creates an impressive open plan room stretching to over 8 metres in length. Polished concrete floors, marble worktops and a beautifully executed kitchen sit beneath oversized skylights and full height sliding glass doors. Notably, the ceiling height has been preserved throughout, a rare detail that elevates the entire space. The doors lead out to a smart decked terrace for dining and entertaining, followed by a manicured artificial lawn with a far more refined, landscaped finish than traditional AstroTurf.

The first floor offers three bedrooms, currently arranged as two generous doubles and a home office with bespoke joinery, alongside a stylish family bathroom incorporating exposed brickwork for added texture and warmth. Throughout the house, intelligent mood lighting is installed and easily controlled at the touch of a button.

The loft has been converted into an impressive principal suite, flooded with light via floor to ceiling glass doors. Bespoke joinery, a large ensuite bathroom and excellent use of the eaves create a flexible dressing area, snug or retreat depending on preference. Air conditioning has been installed in several rooms, ensuring comfort year round.



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Normanby Road, NW10  
Total Area: 104.4 sq. ft. (including garden, driveway)



- Edwardian house in a sought after cul de sac with direct access to Gladstone Park.
- Striking façade with ornate porch detailing and original stained glass door.
- Atmospheric front reception with cornicing, cast iron fireplace and timber floors.
- Polished concrete floors, marble worktops, skylights and sliding glass doors.
- Four bedrooms including a converted loft suite with ensuite and bespoke joinery.
- Refurbished throughout with a confident, design led finish.
- Entrance hall with red tessellated tiles and period detailing.
- Over 8 metre open plan rear space with 4.5 metre extension.
- Decked terrace and landscaped garden designed for easy entertaining.
- Mood lighting throughout, air conditioning and excellent transport links.

