



Lampards

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4a Lonsdale Road,
Queens park,
NW6 6RD

Teignmouth Road, NW2

£525,000

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A bright and well-proportioned two-bedroom garden flat arranged on the ground floor of a period property, offered chain free and with a share of freehold.

The property offers approximately 61.2 sq m (659 sq ft) of internal accommodation and benefits from its own private entrance, high ceilings and attractive period features including a fireplace.

The flat comprises a particularly bright and spacious reception room with original parquet flooring, a separate kitchen, two double bedrooms, and a bathroom accessed from the central hallway. The layout provides a good balance of living and sleeping accommodation and the property is very bright throughout.

A key feature is the private garden, providing a good-sized outdoor space.

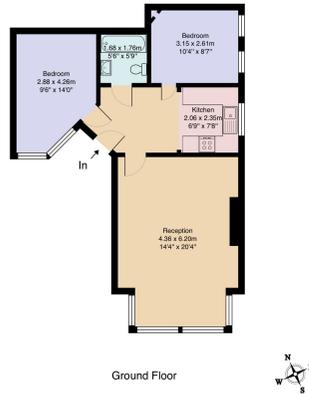
The house itself is set back from the road and approached via a pretty front garden, adding to the sense of privacy and quiet.

Situated on a quiet residential road, the property is conveniently located close to the shops, cafés and amenities of the area, and within easy reach of Willesden Green and Kilburn Jubilee Line stations, offering straightforward access into Central London.



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Teignmouth Road, NW2
Total Area: 61.2 m² - 659 ft²



The floor plan is produced in accordance with BS2376 Property Measurements Standards incorporating International Property Measurement Standards (IPMS) Residential. The plan is for general guidance only and does not constitute a contract. Measurements and position of fixtures and fittings shown are for information only. If you wish to check the measurements of this plan, or if any aspect of this plan is of special importance, an independent inspection would be advised.

- Two-bedroom ground floor garden flat
- Offered chain free
- Own private entrance
- Original parquet flooring and feature fireplace
- Private rear garden
- Share of freehold
- Approximately 61.2 sq m (659 sq ft)
- Bright and spacious reception room
- High ceilings throughout
- Quiet road, close to Willesden Green and Kilburn Jubilee Line stations



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

