



Lampards

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4a Lonsdale Road,
Queens park,
NW6 6RD

The Avenue, London, NW6

£999,950

3 2 2



Occupying the first and top floors of a substantial house on The Avenue, this exceptionally spacious three bedroom home offers approximately 1,665 sq ft of accommodation, a private entrance and an unusually large private garden.

The property has been in the same family for decades and now presents an exciting opportunity for a new owner to modernise and create an impressive home of their own. The first floor provides two generous reception rooms, a separate kitchen, principal bedroom and bathroom, while the top floor currently offers two further bedrooms. There is considerable potential to reconfigure and extend the loft accommodation, subject to the necessary consents.

Outside, the exceptionally large private garden extends to approximately 68 ft and offers enormous potential to create a beautifully landscaped outdoor setting. At the far end, a substantial outbuilding could be transformed into a home office, studio or entertaining space, creating an entirely separate area to work, relax and spend time with family and friends. Together, the garden and outbuilding offer the opportunity to create something really special.

The Avenue is a highly sought after residential road moments from Salusbury Road and the heart of Queen's Park, with its independent shops, cafés, restaurants and green open spaces. Brondesbury Park Overground station is just around the corner.

The property is offered with a new lease.



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The Avenue, NW6
Total Area: 154.6 sq ft - 1665 sq ft (including garden)



- Approximately 1,665 sq ft
- Significant loft extension potential STPP
- Two generous reception rooms
- Substantial garden outbuilding
- Moments from Queen's Park & Salusbury Road
- Exceptional 68 ft private garden
- Three bedrooms
- Private entrance
- Excellent modernisation potential
- New lease

