



Lampards

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4a Lonsdale Road,  
Queens park  
NW6 6RD

Harvist Road,  
Guide Price £2,000,000

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A substantial four bedroom end of terrace family house, arranged over two floors and extending to approximately 1,573 sq ft, positioned on a highly regarded residential road close to Queen's Park, Queen's Park Station, Kensal Rise and Chamberlayne Road.

The ground floor provides well balanced and adaptable accommodation. A 15 ft bay fronted reception room sits to the front, with a separate 12 ft dining room that can equally function as a second reception or study. To the rear, a 21 ft kitchen dining room forms the principal living space, opening directly onto a garden extending to approximately 70 ft.

As an end of terrace house, the property benefits from side access and a wider than average plot, creating clear scope to extend both to the rear and to the side, including the potential for a full width extension to the boundary, subject to the usual consents. This is a key advantage and offers genuine flexibility for a buyer looking to significantly increase the overall footprint.

A family bathroom completes the ground floor. Period features are retained throughout, including high ceilings, original fireplaces and a tessellated tiled hallway.

The first floor comprises four well proportioned bedrooms together with a separate WC.

The house is a rare opportunity to create a substantial family home in a prime Queen's Park location, within close proximity to the park itself, strong transport links and the amenities of Queens Park & Kensal Rise.



# Lampards

Harvist Road, NW10  
NAE AEA 188 2/1 - 1/23 P (existing plans)



- Four bedroom end of terrace family house
- Sought-after Queen's Park residential location
- 21 ft kitchen/dining room opening to garden
- Wider than average plot with side access
- Retains period features including high ceilings and fireplaces
- Approx. 1,573 sq ft arranged over two floors
- 15 ft bay-fronted reception room plus separate dining room/study
- Large garden approx. 70 ft
- Significant extension potential (STPP)
- Scope to create a substantial home



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

