



Your Logo

78a Sandringham Road,
£525,000

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Set within an attractive period property, this well presented first floor two bedroom maisonette offers 766 sq ft of comfortable and well arranged living space, together with the benefit of its own private entrance.

The accommodation is bright and inviting, featuring two well proportioned double bedrooms, making it well suited to a small family or those seeking a more spacious home. The reception room provides a relaxing living area, while the kitchen dining room is a standout feature, offering generous space for both day to day living and entertaining.

Being positioned on the first floor, the property enjoys a pleasant outlook along with excellent natural light, creating a sense of openness throughout.

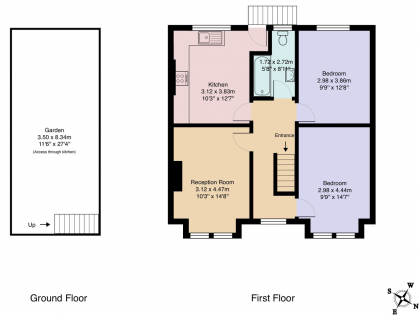
The property is offered with a Share of Freehold.

Conveniently located close to Willesden Green and the High Road, there is a wide choice of shops, cafés and everyday amenities nearby. Transport links are easily accessible, offering straightforward connections into central London and beyond.



Lampards

Sandringham Road, NW2
 700 Area, 601 sq. ft. 700 sq ft (including garden)



The floor plan is produced in accordance with RICS Property Measurement Standards concerning International Practice. Measurements are taken to the finished surface. The plan is for information only and does not constitute an offer. Measurements are taken to the finished surface. The plan is for information only and does not constitute an offer. Measurements are taken to the finished surface. The plan is for information only and does not constitute an offer.

- First floor two bedroom maisonette
- Private entrance
- Two good sized double bedrooms
- Generous kitchen dining room
- Close to Willesden Green and local amenities
- Approx. 766 sq ft of internal space
- Bright and well proportioned accommodation
- Spacious reception room
- Share of Freehold
- Private section of garden



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

