



Lampards

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4a Lansdale Road,  
Queens park,  
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Sandringham Road,  
£535,000

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Set on the ground floor of an attractive period property, this well presented two bedroom maisonette offers 766 sq ft of well arranged living space, along with the rare advantage of its own private entrance and private garden.

The accommodation is bright and practical, comprising two good sized double bedrooms, making it ideal for a small family or those looking for comfortable and spacious accommodation. The kitchen dining room is particularly generous, providing ample space for everyday family life as well as entertaining. To the rear, a conservatory extension creates an additional reception area with direct access to the garden, allowing plenty of natural light and a pleasant outlook.

The private garden offers a quiet outdoor space with room for seating, dining and children to play.

The property is offered with a Share of Freehold.

Ideally positioned close to Willesden Green and the High Road, there is a wide selection of shops, cafés and local amenities nearby. Transport links are within easy reach, providing convenient access into central London and surrounding areas.

A spacious and well located ground floor home in a popular North West London setting.



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Sandringham Road, NW10  
Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup> (excluding garden)



The floor plan is produced in accordance with RICS Property Measurements Standards (excluding International Property Measurement Standards (IPMS) floorplan). The plan is for your guidance only and not shown to scale unless otherwise stated. Measurements and position of elements, proportions, areas and volumes are approximate. Measurements are taken from the internal face of walls unless otherwise stated.

- Ground floor two bedroom maisonette
- Private garden
- Two double bedrooms
- Conservatory extension
- Close to Willesden Green
- Own private entrance
- 766 sq ft of internal space
- Spacious kitchen dining room
- Share of freehold
- Near High Road shops and cafés



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

