



Lampards

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4a Lonsdale Road,
Queens park,
W6 6RD

Mulgrave Road, London, NW10

£895,000

3 1 2



Backing directly onto Gladstone Park, this attractive three-bedroom Edwardian house occupies a particularly appealing position on Mulgrave Road, a quiet crescent of predominantly family houses adjoining Normanby Road.

Arranged over approximately 1,193 sq ft, the house retains the proportions and character of its period, with a generous bay-fronted reception room, a separate rear reception and three bedrooms across the first floor. The rear reception opens into a bright conservatory overlooking the garden, while the kitchen sits separately alongside.

The garden extends to approximately 54 ft and is undoubtedly one of the property's defining features. Beyond its rear boundary lies the open landscape of Gladstone Park, creating a wonderfully green outlook with mature trees and parkland stretching into the distance. It is an unusual setting for a London house and one that can be appreciated from both the garden and the rear rooms.

There is also excellent potential to extend the accommodation, including into the loft, subject to the necessary consents. A well-designed loft conversion would have the particular advantage of an elevated outlook directly across the park, as demonstrated by neighbouring houses that have already extended at roof level.

Mulgrave Road itself has a strong residential character, forming a crescent with Normanby Road and benefiting from direct access into Gladstone Park. The predominance of houses rather than converted flats gives the immediate area a pleasantly established, family-oriented feel. Dollis Hill Underground Station provides Jubilee line connections, while the park offers extensive green space, playgrounds, tennis courts and sporting facilities.



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Mulgrave Road, NW10
Total Area: 116.9 sq ft - 1193 sq ft (including garden, balcony)



All measurements are approximate and for display purposes only.

- Backing directly onto Gladstone Park
- Exceptional open views across the park
- Attractive Edwardian family house
- Approximately 1,193 sq ft
- 54 ft private rear garden
- Three bedrooms
- Two separate reception rooms
- Excellent loft conversion potential with park views (STPP)
- Conservatory overlooking the garden
- Quiet residential crescent close to Dollis Hill Station

