



Lampards

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4a Lonsdale Road
Queens park,
NW6 6RD

56 Donnington Road,
£2,495,000

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Donnington Road is one of the most distinctive residential addresses in this part of Kensal Rise, positioned directly opposite King Edward VII Park. This impressive double-fronted house, built in 1928, offers approximately 3,291 sq ft of accommodation, excellent natural light and considerable potential for further enlargement.

Set behind a carriage driveway with mature planting, the house features an attractive pillared entrance with balcony and original stained glass leading to a wide central hallway. The principal reception room has a large bay window overlooking the park and fireplace, while the rear provides a generous open-plan kitchen, dining and snug area with a Rangemaster, fitted shelving and second fireplace. A ground floor double bedroom with en-suite and separate WC adds further flexibility.

Upstairs are four further bedrooms, including a principal bedroom with dressing room, en-suite bathroom. Two further bedrooms benefit from en-suite and bay windows, while the generous landing provides a reading area, south-facing balcony and extensive fitted storage.

The rear garden is arranged over two levels and offers an unusual degree of privacy, with mature planting, lawn and several seating areas. A substantial garden studio and additional storage provide useful flexibility, while a Certificate of Lawfulness is in place for an 85 sq ft attic conversion and 16 sq ft rear extension, with further potential to extend to the side, subject to the necessary consents. Kensal Rise station, College Road, Sidmouth Parade and Roundwood Park are all within easy reach.



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Donnington Road, NW10
New home 2014/17 - 2017 (10 years completed)



- Impressive double fronted family house
- Directly opposite King Edward VII Park
- Generous accommodation throughout
- Four double bedrooms, all with en suites
- Two spacious reception areas
- Private carriage driveway
- Self contained garden annexe
- Mature, secluded two tier garden
- Excellent potential to extend further
- Close to Kensal Rise and Willesden Junction stations



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

