



Lampards

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14 Lonsdale Road,  
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Hamilton Road,  
£400,000

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GUIDE PRICE £400,000 to £425,000

A chain free one bedroom first floor Edwardian conversion measuring approximately 585 square feet, offered with a share of freehold and an extended 999 year lease.

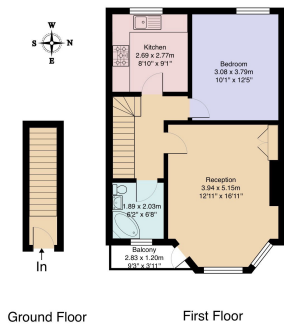
The flat is bright throughout with good ceiling height and a strong sense of character. Original features have been carefully retained, including pine internal doors, Edwardian tiled fireplace, decorative cornicing, picture rails and skirting boards. The bay fronted reception room is generously proportioned and opens onto a balcony, creating a light and welcoming living space. Double glazed windows are fitted throughout.

The kitchen is fully fitted and comfortably sized for dining. The bathroom is fully fitted and finished in a clean, contemporary style. Storage is excellent for a property of this type. There is also loft space with potential to create an additional bedroom and bathroom subject to the usual planning permissions.

To the rear is a west facing private garden, ideal for afternoon and evening sun, with a covered six seater dining area that works well for entertaining.

The property is positioned moments from Dollis Hill station on the Jubilee line, providing direct access into central London. The local area offers a strong community feel with a mix of independent shops and everyday essentials, including a greengrocer, Portuguese restaurant, chemist, convenience stores and cafés. The open green spaces of Gladstone Park, spanning over 80 acres, are also close by with views across the city and leisure facilities.





This floor plan is provided for information only and is not intended to be used as a basis for any legal proceedings. It is not a contract and does not constitute an offer. The plan is for information only and is not intended to be used as a basis for any legal proceedings. It is not a contract and does not constitute an offer. The plan is for information only and is not intended to be used as a basis for any legal proceedings. It is not a contract and does not constitute an offer.

- GUIDE PRICE £400,000 to £425,000
- Share of freehold with 999 year lease
- Bay fronted reception room with balcony
- Fully fitted eat in kitchen
- West facing private garden
- Approx. 585 sq ft
- One bedroom first floor Edwardian flat
- Original Edwardian features throughout
- Loft space with future potential stpp
- Next to Dollis Hill station, shops and Gladstone Park



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	64 D
39-54	E		
21-38	F		
1-20	G		

