



Lampards

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4a Lonsdale Road,
Queens park,
NW6 6RD

Salisbury Road, NW6

£425,000

2 1 1



Set over two floors and offering in excess of 800 square feet of accommodation, this bright and spacious split level apartment is ideally positioned in the heart of Queen's Park. Located just moments from the station with its links to Central London in under 20 minutes and within easy reach of the independent shops, cafés and restaurants of Salusbury Road and Lonsdale Road.

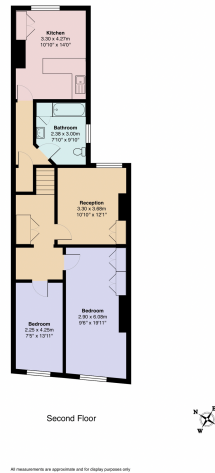
The property offers two good sized bedrooms, a separate living room and an eat in kitchen, with well proportioned accommodation throughout. The flat is particularly bright and, to the rear, enjoys lovely rooftop views, adding to the sense of space and openness.

While clean and well maintained, the property would require modernisation, offering an excellent opportunity for an incoming buyer to update and personalise it to their own taste. The property also benefits from a long lease and low running costs. Offered chain free, it would make a fantastic first home, pied à terre or investment in one of Queen's Park's most central and convenient locations.



Lampards

Salisbury Road, NW6
Total Area: 16.2 sq ft - 864 sq ft (includes hallway)



- Over 800 sq ft of well-proportioned accommodation
- Two good-sized bedrooms
- Bright and spacious split-level apartment
- Separate living room
- Well-proportioned eat-in kitchen
- Long lease
- Lovely rooftop views to the rear
- Low running costs
- Requiring modernisation, offering scope to personalise
- Excellent Queen's Park location, moments from the station and the independent shops, cafés and restaurants of Salisbury Road and Lonsdale Road



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

