



Lampards

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4a Lonsdale Road,  
Queens park,  
NW6 6RD



Coles Green Road,  
£375,000

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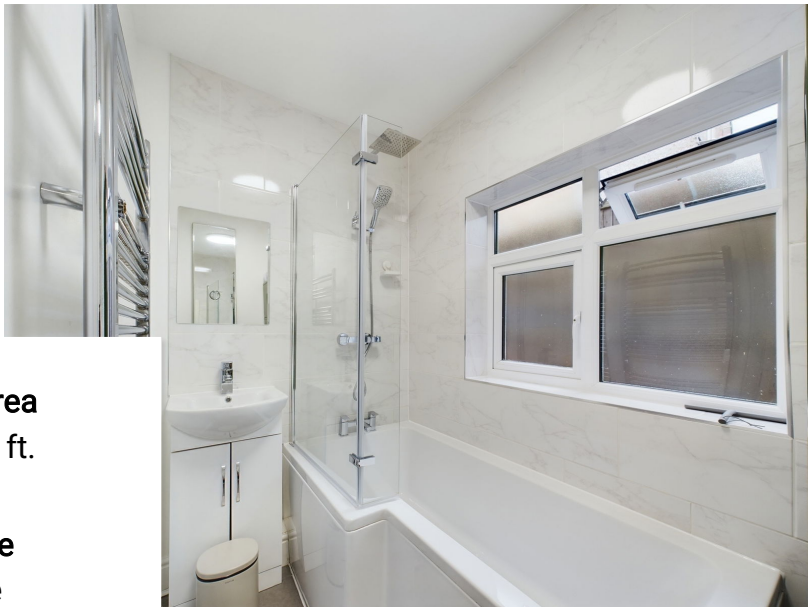
Charming Maisonette with Private Garden, Parking, and Potential to Extend

This delightful 620 sq ft maisonette offers a fantastic opportunity for both comfortable living and future development. Located on Coles Green Road, this property provides a peaceful yet convenient setting with easy access to local amenities and transport links.

The property comprises a spacious living room, one well-proportioned bedroom, and a separate, fully fitted kitchen. The maisonette also features a well-maintained bathroom and benefits from a garden, offering a great outdoor space.

Additional highlights include the potential to extend, providing an exciting opportunity to increase living space (subject to planning permission). The property also benefits from off-street parking, adding extra convenience to this already appealing home.



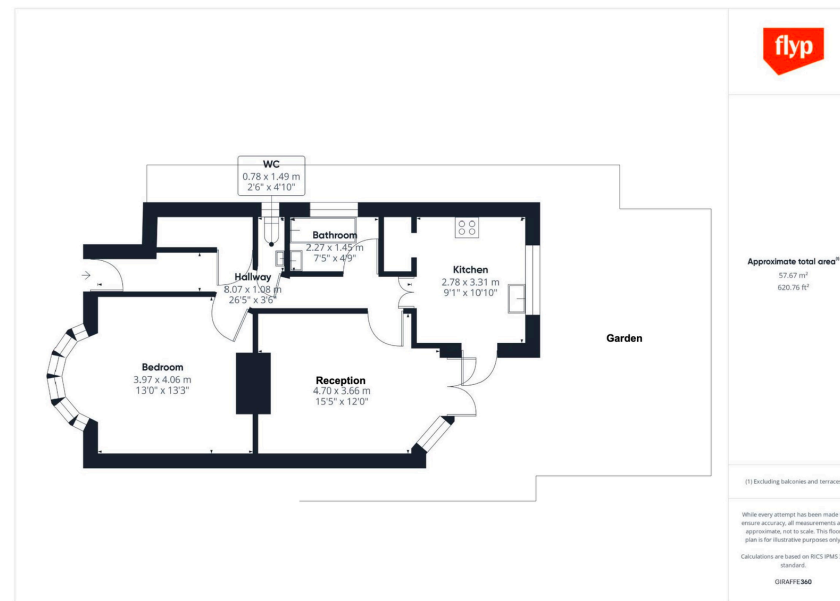


**Floor Area**  
620 sq. ft.

**Tenure**  
None

**Service Charge**  
£0 per annum

**Ground Rent**  
£10 per annum



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

