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4a Lonsdale Road,
Queens park,
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Hartland Road, London, NW6

Guide Price £700,000-£750,000

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Charming Ground-Floor Garden Flat with Huge Potential – Hartland Road, Queens Park

Located on the desirable Hartland Road in the heart of Queens Park, this delightful ground-floor garden flat offers a fantastic combination of comfort, convenience, and potential. Spanning 667 square feet, the flat is perfect for those looking for a property that's ready to move into, but with plenty of opportunity to make it your own. Just a stone's throw from the vibrant Salusbury Road, you'll have an exciting array of independent shops, cafés, and restaurants on your doorstep, as well as the peaceful haven of Queens Park itself just a short walk away.

Salusbury Road is home to a variety of local favourites, including Don't Tell Dad, a trendy and cozy spot for brunch and cocktails, as well as The Salusbury, a beloved pub offering great food and a welcoming atmosphere. You'll also find local gems like a family-run butcher, a bakery, and convenience stores all nearby, while Lonsdale Road—just around the corner—offers even more, including a great selection of independent shops and local amenities.

When it comes to transport, you're in an incredibly well-connected location. Queens Park Station (Bakerloo Line and Overground) is just a 5-minute walk away, offering quick access to Central London. There are also plenty of bus routes nearby, making it easy to get around the city. Kilburn High Road and its many transport options are also within easy reach.

Inside, the flat boasts a spacious and bright living area, with plenty of natural light flooding through the space. The south-facing garden is a real highlight—peaceful and private, with sunlight all day long. It's the perfect spot to relax, entertain, or just enjoy some outdoor space. With a bit of vision, the garden could be transformed into an even more inviting retreat.

While the flat is move-in ready, there's great potential for those looking to add their own touch. Whether you're thinking of updating the interiors or extending (subject to planning permission), the space





- 667 sq ft of bright and well-proportioned living space
- Fantastic location close to Salusbury Road, Queens Park, and Lonsdale Road
- Potential to extend (subject to planning permission)
- Chain Free.
- South-facing private garden—ideal for outdoor living
- Transport links: 5-minute walk to Queens Park Station (
- Offered with a long lease.
- Guide price £700,000-£750,000



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