



# Lodore Gardens, Kingsbury, NW9

Asking Price: £850,000

Benham  
& Reeves



# Lodore Gardens, Kingsbury, NW9

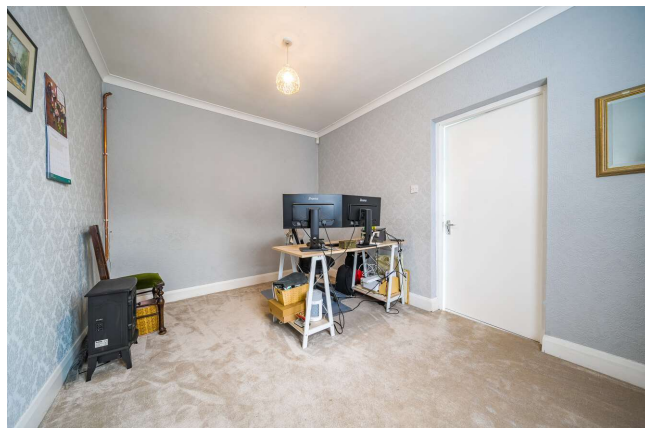
 8 Bedroom (s)  4 Bathroom (s)  Leasehold

REF#: BEA250028

Extended over an impressive 1893 square feet (circa.) is this charming eight bedroom, four bathroom semi detached family home in the highly desirable Springfield Estate. The first floor comprises of a guest W/C, two double bedrooms both benefiting from bathroom suites, two bright and airy connecting reception rooms benefiting from east and western aspect, a sizeable kitchen benefiting from access to the rear patio/garden. The first floor includes a further six carpeted bedrooms with two bathrooms. Further benefits include a front drive for ample cars, garage to the rear, potential to extend further (STPP), no onward selling chain and the potential to purchase the freehold for £5000.00 excluding legal fees – as advised by the vendors.

Lodore Gardens is conveniently located near various local amenities, with bus services available on Kingsbury Road and Edgware Road. The property is situated within a mile of Kingsbury, Hendon, and Colindale stations, which offer access to the Jubilee, Northern, and Thameslink lines. This proximity is particularly appealing for individuals commuting to Central London or those wishing to explore the attractions of the capital. Additionally, numerous bus routes enhance cross-London connectivity. A diverse selection of shops and services can be found within a short distance along Kingsbury High Road, Church Lane, The Hyde (Edgware Road), and West Hendon Broadway. For a broader shopping experience, Brent Cross Shopping Centre and Wembley London Designer Outlet are also nearby. The area boasts several reputable local schools, including Oliver Goldsmith, Hyde School, and St. Robert Southwell. Religious institutions such as the Shree Swaminarayan Mandir Hindu temple and Holy Innocents Church are located less than a quarter of a mile away. Furthermore, Silver Jubilee Park offers green spaces and a children's playground, while Hendon's playing fields and Hendon F.C. contribute to the community's recreational options. The vicinity is also well-equipped with a variety of GP practices, dental clinics, and fitness centres.





## Property Features:

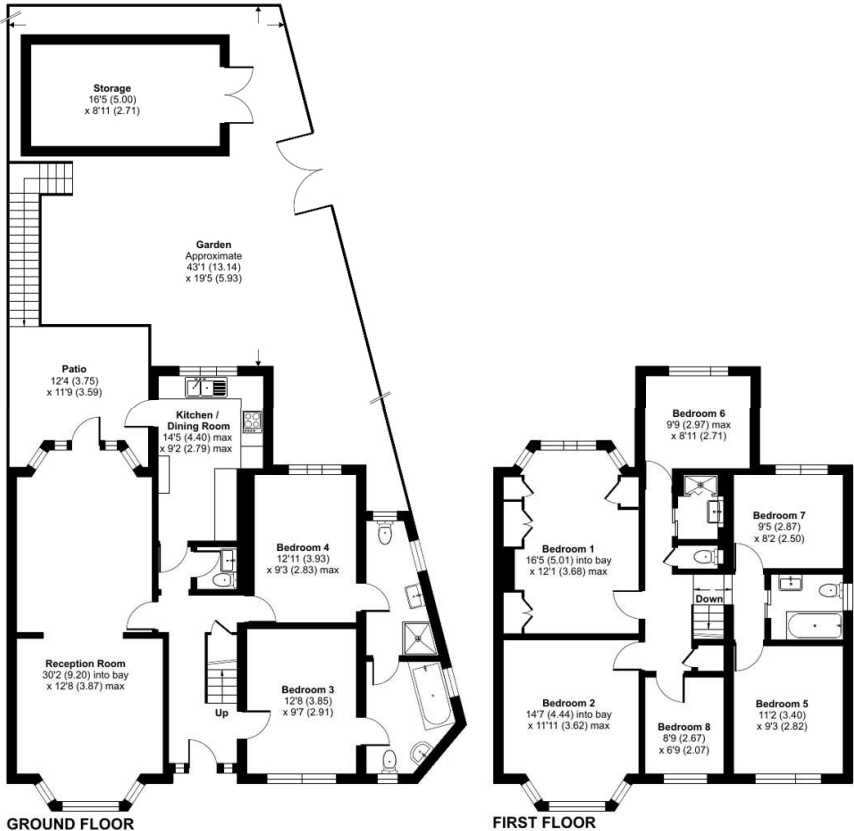
- Chain Free
- Semi Detached Family Home
- Eight Bedroom
- Four Bathrooms
- 1893 Square Feet (Approx.)
- Off Street Parking For Ample Cars
- Rear Garden & Garage With Rear Access
- Potential To Extend (STPP)

# Lodore Gardens, Kingsbury, NW9



## Lodore Gardens, Kingsbury, NW9

Approximate Area = 1893 sq ft / 175.8 sq m  
 Outbuilding = 146 sq ft / 13.5 sq m  
 Total = 2039 sq ft / 189.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£850,000
Tenure:	Leasehold Expires 28/09/2928 Approximately 903 Years Remaining
Ground Rent:	£8.00 (per annum) For the year of 2025
Service Charge:	£0.00 (per annum) Nil

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA250028

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

