



## Lodore Gardens, Kingsbury, NW9

Price Reduced to: £800,000

Benham  
& Reeves

# Lodore Gardens, Kingsbury, NW9

 8 Bedroom (s)  4 Bathroom (s)  Leasehold

REF#: BEA250028

Extended to an impressive 1,893 sq ft (approx.), this charming eight-bedroom, four-bathroom semi-detached family home, ideal for multi-generational living is located in the highly sought-after Springfield Estate.

The ground floor features a guest W/C, two spacious double bedrooms — both with en-suite bathrooms — two bright and airy interconnecting reception rooms with dual east and west-facing aspects, and a sizeable kitchen with direct access to a private rear patio/garden.

Upstairs, the first floor comprises six bedrooms four doubles and two generous single rooms plus two additional bathrooms, offering extensive family accommodation.

## Location Highlights:

Lodore Gardens enjoys excellent connectivity, with bus routes on Kingsbury Road and Edgware Road and three major stations within a mile (Kingsbury – Jubilee line, Hendon – Thameslink, and Colindale – Northern line), ideal for commuters and city explorers alike.

Nearby amenities include:

- Local shops and services on Kingsbury High Road, Church Lane, The Hyde, and West Hendon Broadway
- Larger shopping options at Brent Cross Shopping Centre and Wembley London Designer Outlet
- Reputable schools such as Oliver Goldsmith, The Hyde School, and St. Robert Southwell
- Religious institutions including Shree Swaminarayan Mandir and Holy Innocents Church
- Green spaces like Silver Jubilee Park, Hendon Playing Fields, and community clubs such as Hendon F.C.
- Various GP practices, dental clinics, and fitness centres nearby





## Property Features:

- Semi Detached Family Home
- Eight Bedroom
- Four Bathrooms
- Off-street parking for multiple vehicles
- Rear garage
- No onward chain
- Potential to extend further (STPP)
- Opportunity to purchase the freehold for £5,000 (excluding legal fees)

## 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.

Price Reduced £800,000

to:

Tenure: Leasehold

Expires 28/09/2928

Approximately 903 Years Remaining

Ground Rent: £8.00 (per annum)

For the year of 2025

Service Charge: Nil

## Viewings:

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

Our reference: BEA250028

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