



LODORE GARDENS, KINGSBURY, LONDON, NW9  
**£575,000 FREEHOLD**

## CHAIN FREE THREE BEDROOM SEMI DETACHED FAMILY HOME

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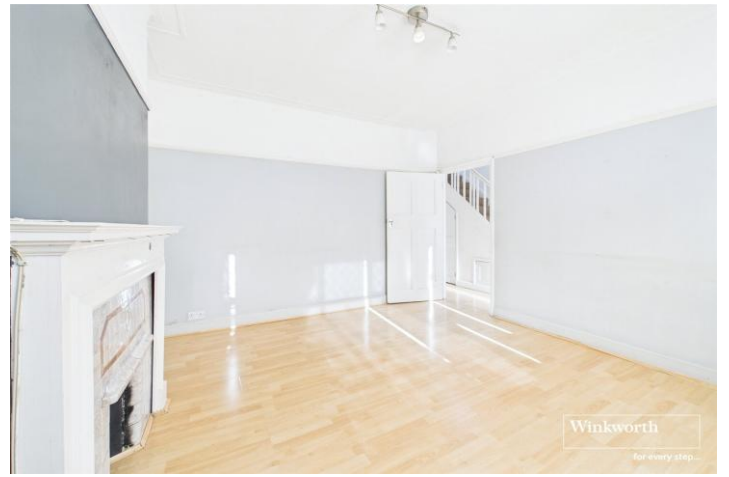




A charming and fondly loved three-bedroom semi-detached home, perfectly positioned within the sought-after Springfield Estate. This delightful property offers the perfect balance of comfort, convenience, and potential — ideal for growing families or those looking to create their dream home in a highly desirable location. Families will appreciate the property's excellent school catchment, including Oliver Goldsmith, The Hyde, and Bnos Beis Yaakov primary schools, as well as Kingsbury High School. For commuters, Hendon Thameslink (0.7 miles), Colindale Station (Northern Line, 0.8 miles), and Kingsbury Station (Jubilee Line, 1.1 miles) provide superb access into Central London and beyond. Internally, the home features two bright and spacious reception rooms, a functional kitchen, two generous double bedrooms, a further single bedroom, and a family bathroom. Externally, enjoy a beautifully maintained rear garden perfect for summer entertaining, along with off-street parking to the front and a garage. With scope to extend (STPP), this property presents an exciting opportunity to add value and tailor the space to your family's needs. An early viewing is highly recommended to fully appreciate the warmth, potential, and location this home has to offer.

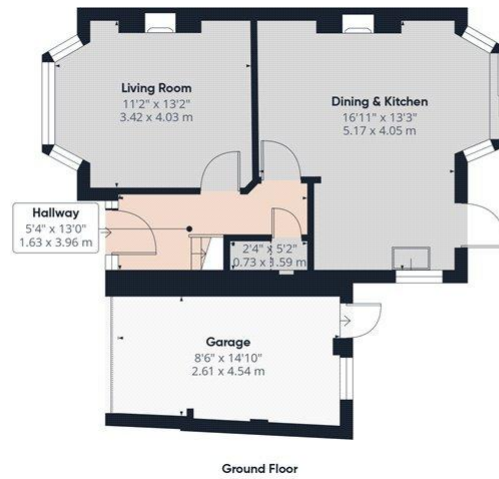


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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

984 ft<sup>2</sup>  
91.3 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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