



Harvist Road, Queens Park NW6 £3,450,000 Freehold

mile... is delighted to present to the market the most exciting house seen in Queens Park this year. This beautiful Edwardian home is currently being renovated to a high standard and offers over 3,120sq ft (approx.) of amazing living space split over four floors. The house has been refurbished to a high specification throughout and offers attention to detail with its exceptional family living space and great entertaining space.

- Stunning Edwardian house
- Five bedrooms / four bathrooms
- Superb 50ft garden with office space
- Basement including wine cellar, cinema room and further room
- Chain free
- Over 3,120sq ft of living space split over four floors
- Smart 28ft double reception room
- Fantastic 29ft kitchen / diner / lounge
- Fantastic location
- Close to shops and transports

FULL DESCRIPTION:

The ground floor comprises of a charming and cosy 28ft double reception room with a vast range of built-in cabinets, shelves and double sliding-doors, a utility room, a cloakroom and a guest WC. You will find at the back, a sublime 29ft kitchen / diner / lounge which offers ideal entertaining space and includes a Sonos sound system. The room benefits from a great larder, a double oven, instant hot water tap, three sky lights above the dining room table and a gas fireplace in the lounge. There is a door leading to the 50ft garden which has been cleverly designed with a gas fireplace on the paved area and grass in the middle. At the back of the garden, there is an office / study room with built-in cupboards and a private WC.

The amazing basement can be accessed via the house or the garden offering an incredible space with high ceilings. The front of the basement comprises of a large double bedroom with a great walking wardrobe and en-suite shower-room, French doors allowing light to stream in from a small courtyard; a floor to ceiling wine cellar with wood racks and a full glass wall to preserve your wine collection; a superb cinema room with bar area; a further room which can be used as a gym, office space, music room or anything else required.

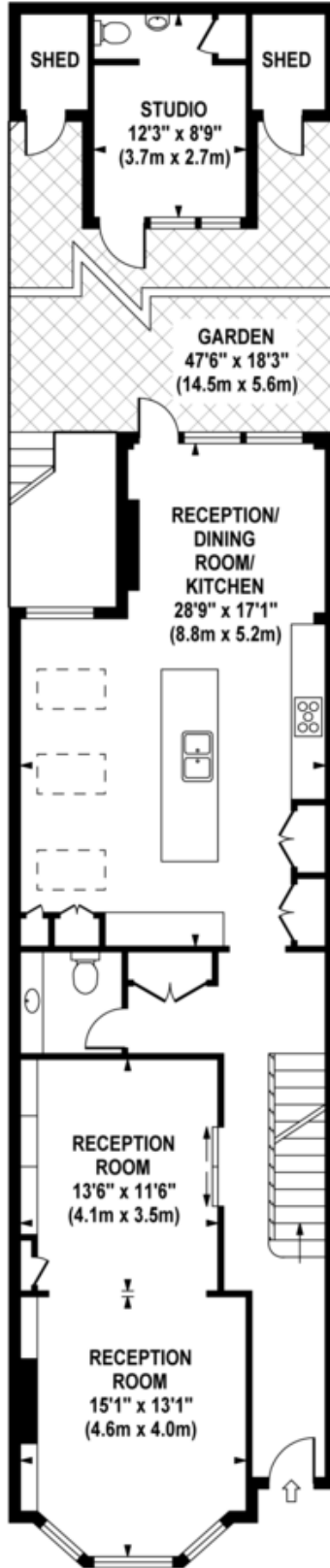
The first floor comprises of the master bedroom with many built-in cupboards, built-in sound system and en-suite shower room. There is also a small bedroom, a four piece family bathroom with underfloor heating and a double bedroom at the back with built-in cupboards. Should you require another bedroom for the guests, the loft comprises of a gorgeous 17ft bedroom with eaves-storage and an en-suite shower room.

Harvist Road is one of the premier streets in Queens Park offering close proximity to the park, along with good access to transport links via the London Overground at Kensal Rise or the Bakerloo line at Queens Park or Kensal Green. There is an array of amenities on the fashionable Chamberlayne Road or close by on Salusbury Road. The property is very well positioned for a large selection of private and state schools located in the local areas of Notting Hill, North Kensington, St John's Wood and Hampstead.

PLEASE NOTE: the pictures, floor plan and description are of the property next door and are almost mirror image with some discrepancy. Both houses will be shown when booking an appointment.

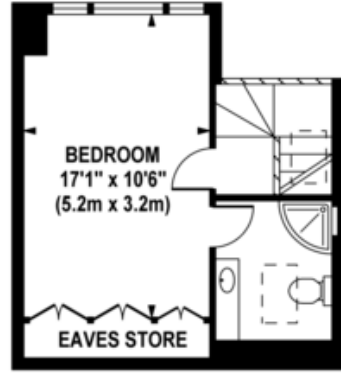
HARVIST ROAD

Approximate Gross Internal Area 3122 sq ft / 290.0 sq m
(Excluding Studio, Sheds & Eaves Storage)

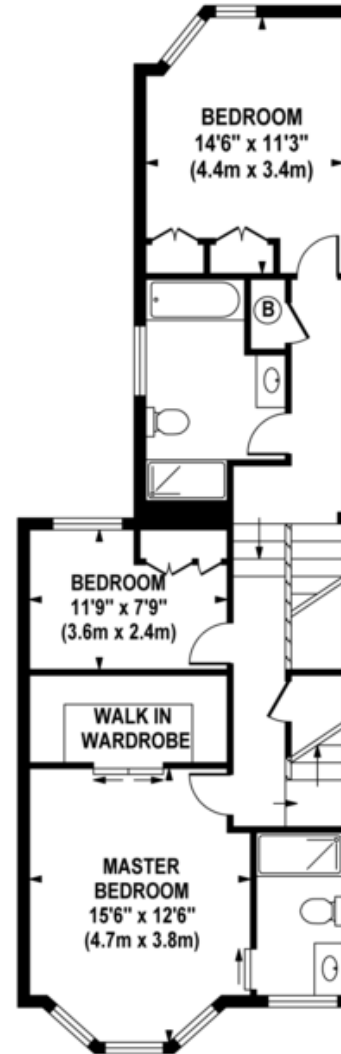


BASEMENT
GROSS INTERNAL
FLOOR AREA 997 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1050 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 275 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 800 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
GB PRO PHOTOS

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.