



Harvist Road
NW6

FOR SALE
FREEHOLD

£2,200,000

For Sale solely through
Camerons Stiff is this 1,944 sq
ft house just next to Queen's
Park. The property is currently
arranged as two self-
contained apartments, but the
owner has planning
permission to change the
property back to a family
house.





The Ground Floor apartment offers 935 sqft and consists of a 21 ft open plan kitchen/dining room with dark wood herringbone flooring, a spacious reception room with Velux skylights and exposed beams. Through the glass sliding doors, you will find the 53 ft north facing mature garden with a decking area and a summer house at the end. There is also a potential to add a 35 ft side return (STPP). The front double bedroom offers bright bay fronted windows with plantation shutters, an original fireplace and decorative corning, whilst the second bedroom has built in wardrobes. A three-piece tiled bathroom completes this floor.

The top two floors offer a duplex apartment spanning over 1,194 sqft and comprises an 18 ft reception room with large bay fronted windows and original wood flooring, a modern fitted kitchen, a family bathroom and a double bedroom overlooking the garden. The principal bedroom on the Top Floor benefits from an en-suite shower room and plenty of eaves storage.

Early viewing is highly recommended.





- Edwardian terraced house within the sought-after Queen's Park area
- 1,944 sq ft of well kept accommodation over 3 floors
- Currently arranged as 2 flats & has planning permission for a house
- Potential to add a 35 ft side return (STPP)
- 53 ft rear garden with a summer house
- 13 ft dual-pitched extension (reception room)
- Original wood flooring, ornate fireplace & decorative coricing
- Excellent transport links into Central London & The City
- COUNCIL: Brent (D)







Harvist Road, London, NW6

Approximate Area = 1944 sq ft / 180.6 sq m

Limited Use Area(s) = 185 sq ft / 17.1 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 2186 sq ft / 202.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Camerons Stiff & Co. REF: 1112332

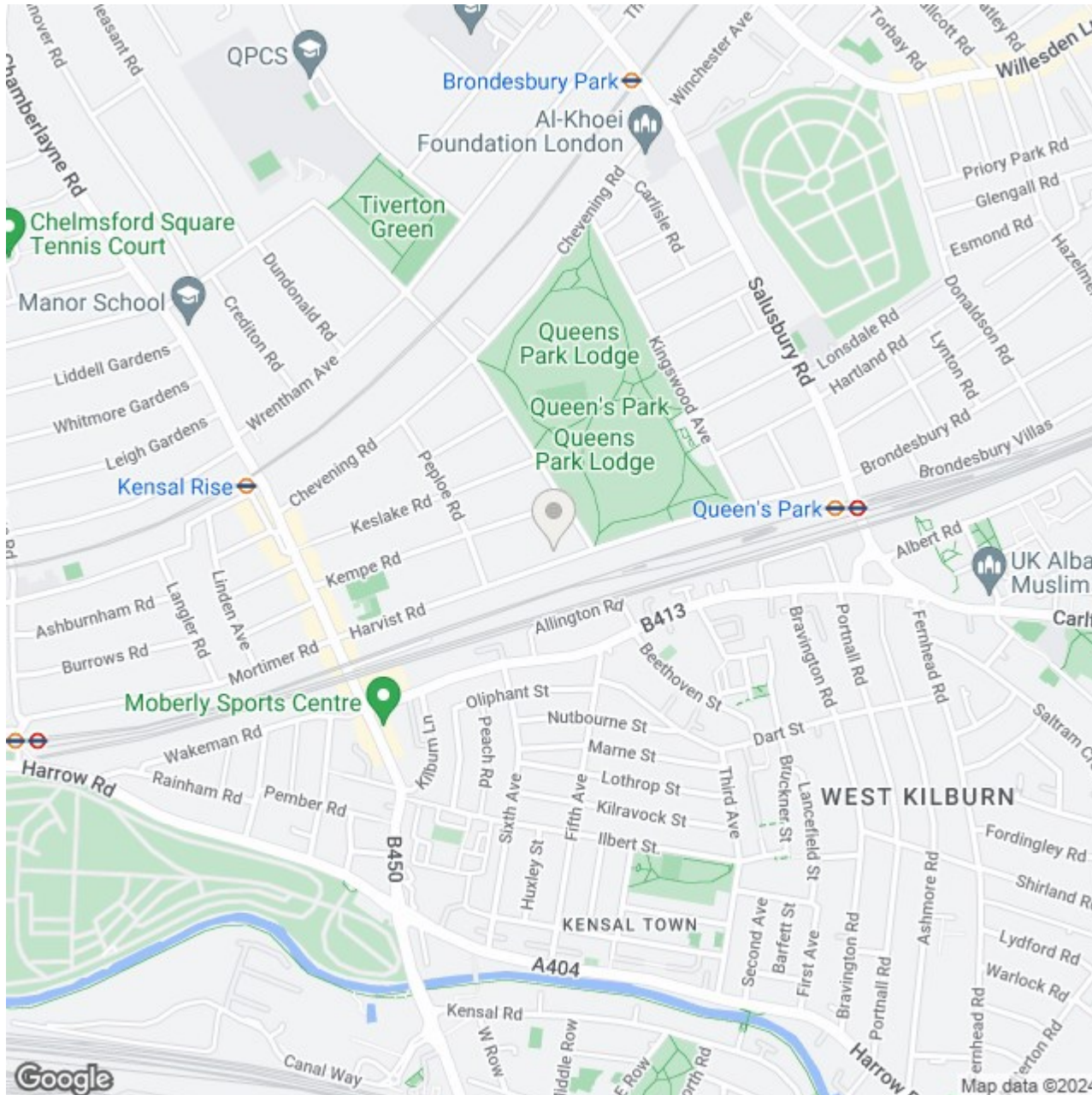
Approx 1944.00 sq ft

EPC: D

Brent (D)

Ref: 18887540

Location



Harvist Road is a popular road within the highly sought-after Queen's Park/Kensal Rise area and is moments away from the fashionable bars, gastropubs, and independent shops of Chamberlayne Road and Salisbury Road. The local schools include ARK Franklin Primary Academy as well as Salisbury Road Infants & Middle School. Easy access is available to many good Private schools in the area. Excellent transport links are also available via Queen's Park (Bakerloo – Zone 2) and Kensal Rise (Overground). The award-winning Queen's Park is a short walk away to be able to stroll through and enjoy the many activities that go on within the park. The popular Lexi Arthouse Cinema is also within easy reach.

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CAMERONS STIFF & Co.
EST. 1982

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