



Hartland Road
NW6

FOR SALE
FREEHOLD

£2,200,000

A truly exceptional terraced Victorian house offering 2,241 sq ft of internal living accommodation over four floors. It's our opinion that this property is an exemplar Queen's Park family home and is not to be missed. The house offers a rare opportunity to acquire a substantial and meticulously designed property in a superb location.





Upon entering, it becomes immediately apparent that the current owners have undertaken a comprehensive and stringent architectural and interior design process. The property is acutely attuned to family living and boasts a sociable and pragmatic arrangement throughout. The house boasts a distinctly contemporary aesthetic that's also sympathetic to its original character.

The Ground Floor is split into two predominant living areas; there's a generous double reception room at the front and an expansive kitchen/diner at the rear. The front reception rooms boasts exquisite ceiling corning, an original cast-iron fireplace and strip flooring. The rear is particularly impressive; the kitchen has been fitted to

an outstanding specification and is abundant in natural light throughout the day owing to several glass apertures above the side-return.

A rarity in Queen's Park, the house boasts a Lower Ground Floor which is currently used as a cinema room. This space has been beautifully designed and has an enigmatic design scheme that utilises moody hues. There's also a shower room on this floor. The First and Second Floors offer four bedrooms, one bathroom and one shower room. There's an abundance of eaves storage space on the Second Floor.

Early viewing is highly recommended.





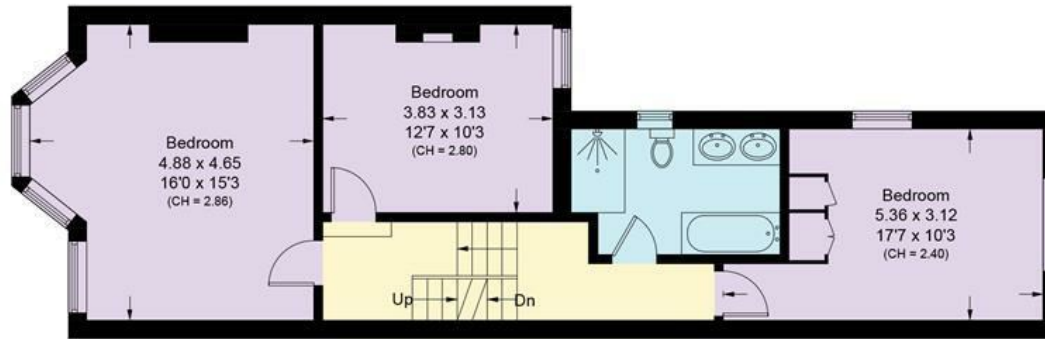
- Stunning 4 bedroom terraced Victorian house
- Offering 2,241 sq ft of accommodation over 4 floors
- Boasts a sociable & pragmatic arrangement throughout
- Double reception room with original fireplaces
- 19 ft contemporary kitchen/dining room
- Cinema room with downstairs en-suite shower
- 24 ft private north-facing rear decked patio/garden
- Queen's Park (Bakerloo & Overground) & Brondesbury Park (Overground - Zone 2)
- COUNCIL: Brent (F)
- Early viewing is highly recommended





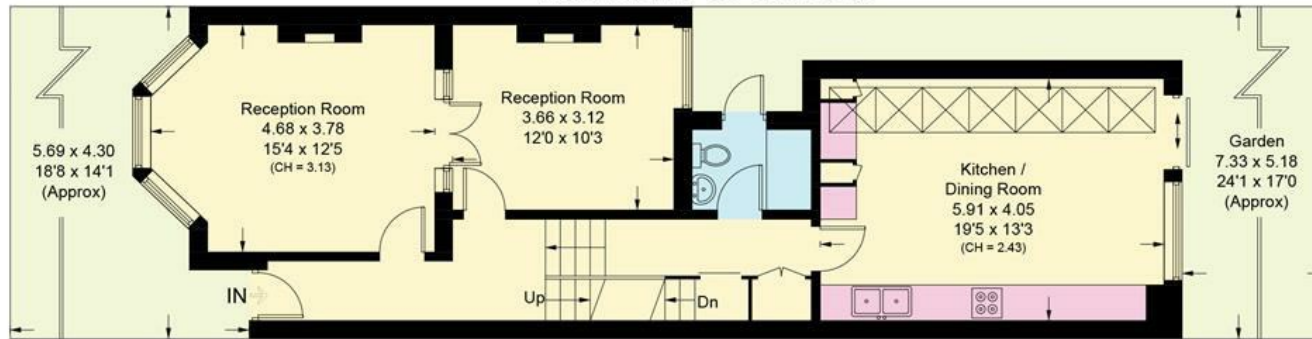
Hartland Road, NW6

Approximate Area = 208.2 sq m / 2241 sq ft
Including Limited Use Area / Eaves (9.7 sq m / 104 sq ft)



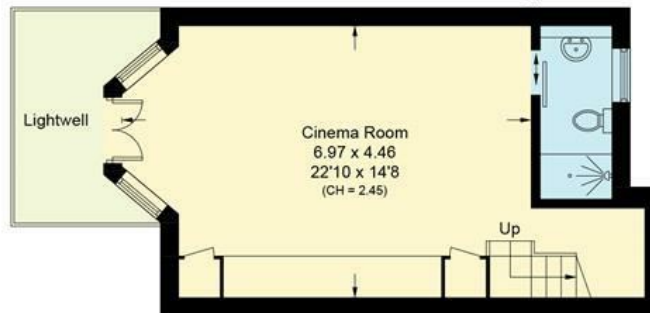
First Floor

Approximate Area = 66.7 sq m / 718 sq ft



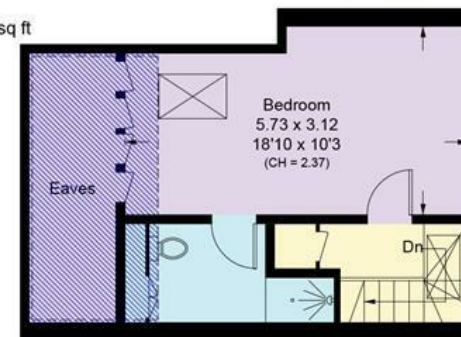
Ground Floor

Approximate Area = 71.2 sq m / 766 sq ft



Lower Ground Floor

Approximate Area = 35.9 sq m / 387 sq ft



Second Floor

Approximate Area = 34.4 sq m / 370 sq ft
Including Limited Use Area (9.7 sq m / 104 sq ft)

Approx 2241.00 sq ft

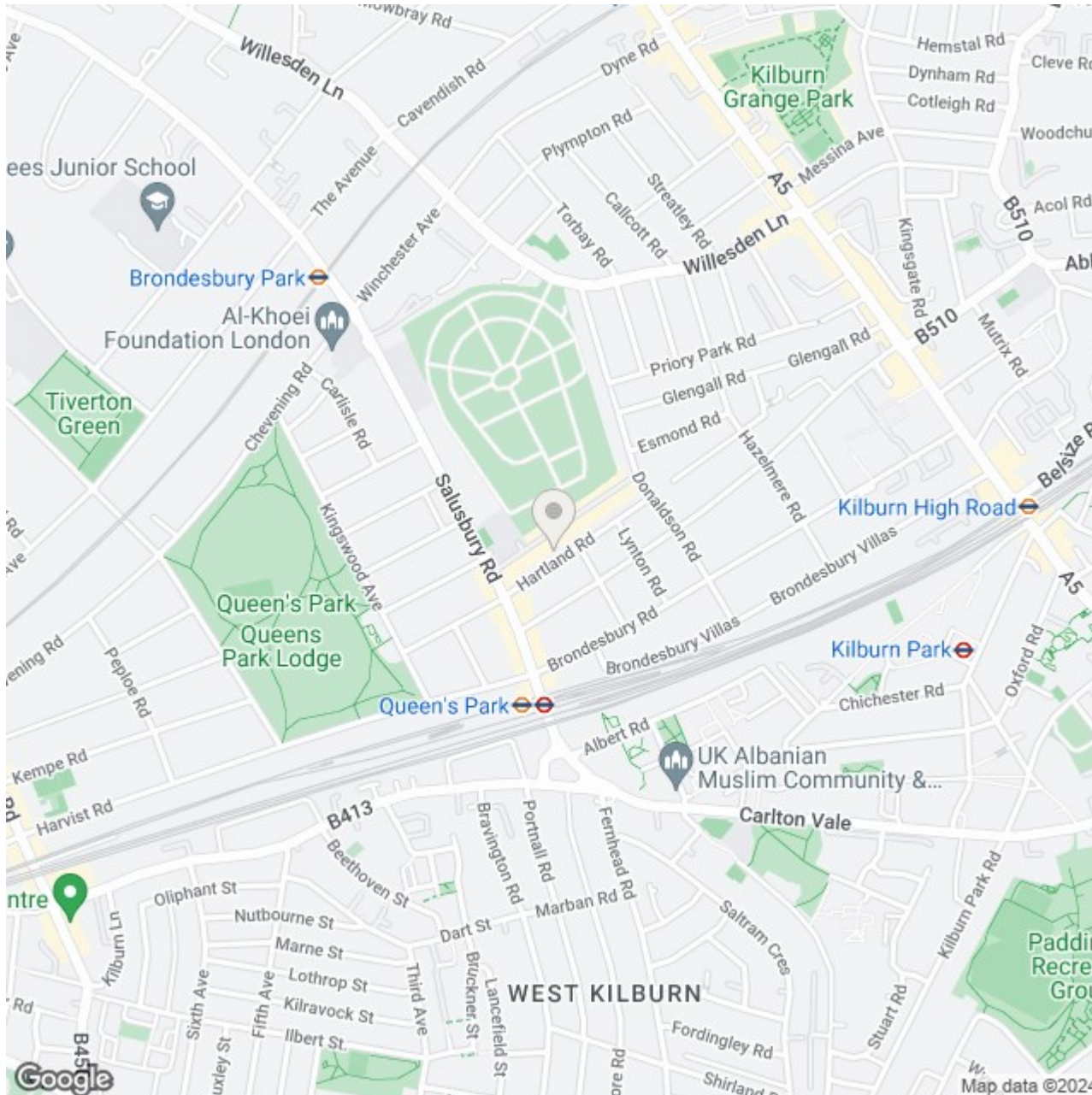
EPC: C

Brent (F)

Ref: 18929212

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Location



Hartland Road is a sought-after pretty tree-lined road located within a short walk to the beautiful grounds of Queen's Park. The superb high street at Salisbury Road offers lifestyle living with numerous independent cafes, gym/yoga studios, restaurants, bars and other facilities for anyone who wants to be in a vibrant and popular family area. Local transport links include Queen's Park (Bakerloo & Overground - Zone 2) and Brondesbury Park (Overground - Zone 2) stations. The M1 motorway is also within easy reach along with the shopping areas of Brent Cross, Westfield and the West End of London. Heathrow Airport, Luton Airport and City Airport area easily accessible via the Overground or London Transport. There are numerous excellent private and state schools nearby including nurseries, primary and secondary schools. The area is a family-friendly residential area.

020 8459 1133 • 020 7328 2828

enquiries@cameronsstiff.co.uk

cameronsstiff.co.uk

CAMERONS STIFF & Co.
EST. 1982

These particulars are a guide, not an offer or contract. Property descriptions, photographs and floor plans are not to be taken as statements or representations of fact. Although every effort has been taken to ensure the measurements provided are as accurate as possible, they are to be assumed approximate and not to scale. Prospective purchasers must verify the accuracy of the information provided here through private means. Camerons Stiff & Co. does not give any representations or warranties; nor does Camerons Stiff & Co. Represent the Vendor legally. Camerons Stiff & Co. assume no liability, for any costs, losses or expenses incurred by the Vendor or a prospective purchaser relating to any transaction regarding this property.

© Camerons Stiff & Co 2024. All rights reserved.

