



LB

Loporto Browne
— RESIDENTIAL —

Hartland Road, Queen's Park, NW6

Guide Price £1,850,000

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GUIDE PRICE: £1,850,000 TO £1,950,000

Quintessentially Queen's Park, this carefully extended family home is just moments from Salusbury Road and abundant in Victorian character.

On the ground floor, a spacious double reception is framed by a grand bay window, flooding the room with natural light. Period features have been beautifully retained, from the original fireplaces to the picture rails and an unusual ceiling rose, lending the home a unique character.

To the rear, a long open-plan kitchen and dining area forms the heart of the home. A dining table sits beneath elegant pendant lighting, while floor-to-ceiling doors open onto the paved garden, providing a quiet and low-maintenance outdoor space. Backed by a tall wall, this area offers complete privacy and security.

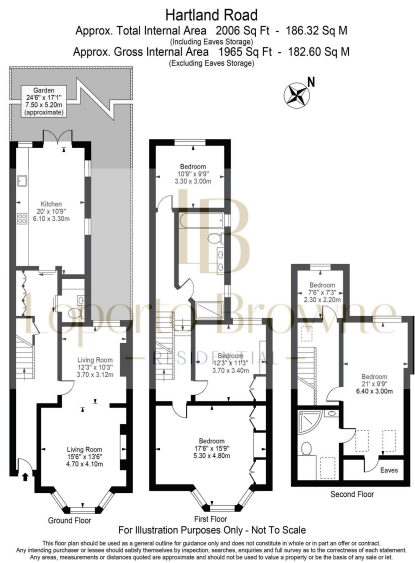
The side return, left un-extended, presents an opportunity to expand the living space further, subject to planning permission. Ample integrated storage in the hallway ensures a tidy and practical home, perfect for shoes, coats, and books.

Upstairs, the main bedroom is bathed in morning light with its large bay window. Fitted wardrobes provide plenty of storage, whilst the original character is retained by the fireplace with tiled detailing. On the same floor, the spacious family bathroom with a bathtub serves two further well-sized bedrooms, ideal as children's rooms or guest spaces.

The top-floor loft extension has been thoughtfully designed to offer a large bedroom with ample space for a desk and living space and an en-suite bathroom making it perfect for guests, and au-pair or teenagers. There is also a study/office, tucked away at the top of the house offering privacy - the perfect WFH space.

Hartland Road is a tree-lined street characterised by pastel Victorian terraces, perfectly located just off Salusbury Road in the heart of Queen's Park.





- Quintessentially Queen's Park • Double reception with abundant original features.
- Paved garden with complete privacy and security. • Un-extended side return, offering potential to expand.
- Integrated storage throughout. • Extended to the rear and loft.
- Excellent location just off Salusbury Road. • Close to Queen's Park and Paddington Cemetery for green space.
- Great transport links, with Queen's Park and Brondesbury Park stations nearby. • Oli and Liana are proud to be instructed on this delightful home



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Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

mhclg.digital-services@communities.gov.uk
Telephone: 020 3629 0748

9, Hartland Road LONDON W10 5AD	Energy rating D	This certificate expired on 11 June 2018
		Certificate number 9006-3014-6276-6331-1000

Property type	Mid-terrace house
Total floor area	170 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/private-rented-property-minimum-energy-efficiency-standards-and-guidance) (<https://www.gov.uk/government/publications/private-rented-property-minimum-energy-efficiency-standards-and-guidance>).

<https://find-energy-certificate.service.gov.uk/energy-certificate/9006-3014-6276-6331-1000/private>

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