



Harvist Road | Queens Park | London | NW6

Guide Price - £1,100,000



- Three Bedrooms
- Share of Freehold
- Underfloor Heating to Bathrooms
- Residents Parking
- Three Bathrooms
- Air Conditioning Throughout
- Bespoke Joinery
- External Storage

Positioned opposite the open green spaces of Queen's Park, this exceptional three bedroom, three bathroom duplex apartment forms part of an elegant period conversion which has been comprehensively refurbished throughout to an exacting standard.

Occupying the upper floors of this handsome Victorian building, the apartment offers beautifully balanced accommodation extending to approximately 1,316 sq ft, combining sophisticated contemporary design with outstanding practicality and comfort.

Upon entering the property, one is immediately struck by the impressive open plan kitchen, reception and dining space, which provides a magnificent central living and entertaining area. The bespoke kitchen is beautifully appointed with sleek integrated cabinetry, premium appliances and excellent preparation space, seamlessly connecting with the reception area whilst maintaining a refined and minimalist aesthetic.





The accommodation is arranged intelligently across two floors. The principal suite occupies the upper level and offers an exceptional sense of privacy, featuring extensive bespoke built in joinery, excellent storage and a luxurious en suite bathroom with underfloor heating.

Two further generous double bedrooms are situated on the lower floor, one benefitting from an en suite bathroom, whilst an additional beautifully finished family bathroom serves the remaining accommodation. All bathrooms have been finished to an excellent specification with high quality materials and underfloor heating.

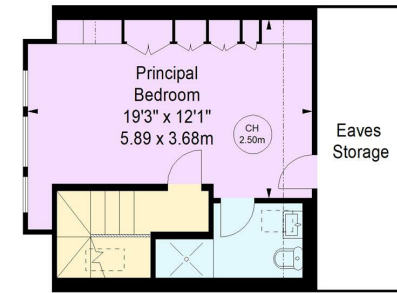
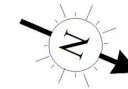
Further benefits include share of freehold, air conditioning throughout, extensive fitted storage, an external storage area and residents on street parking.

*Please note the photography was taken prior to the tenants moving in.

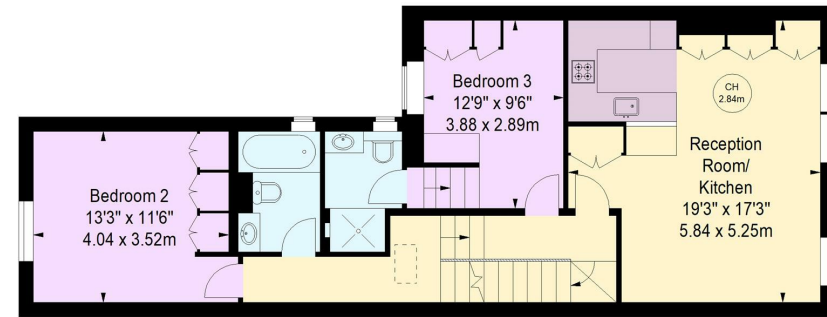


Harvist Road, NW6

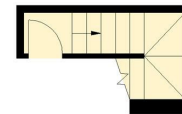
Approximate gross internal area
 122.26 sq m / 1,316 sq ft
 (Including Eaves Storage, Restricted Height Under 1.5m)
 Eaves Storage, Restricted Height Under 1.5m
 14.03 sq m / 151 sq ft



Third Floor



Second Floor



First Floor Entrance



Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
 © Orange Tree Photography

Council Tax Band **D** EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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