



HARVIST ROAD

London, NW6



4 BED HOUSE OVERLOOKING QUEEN'S PARK,

Occupying an enviable position overlooking Queen's Park, this handsome three storey house offers almost 2,800 sq ft of beautifully considered accommodation, a secluded south facing garden and a spectacular south facing roof terrace.



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EPC

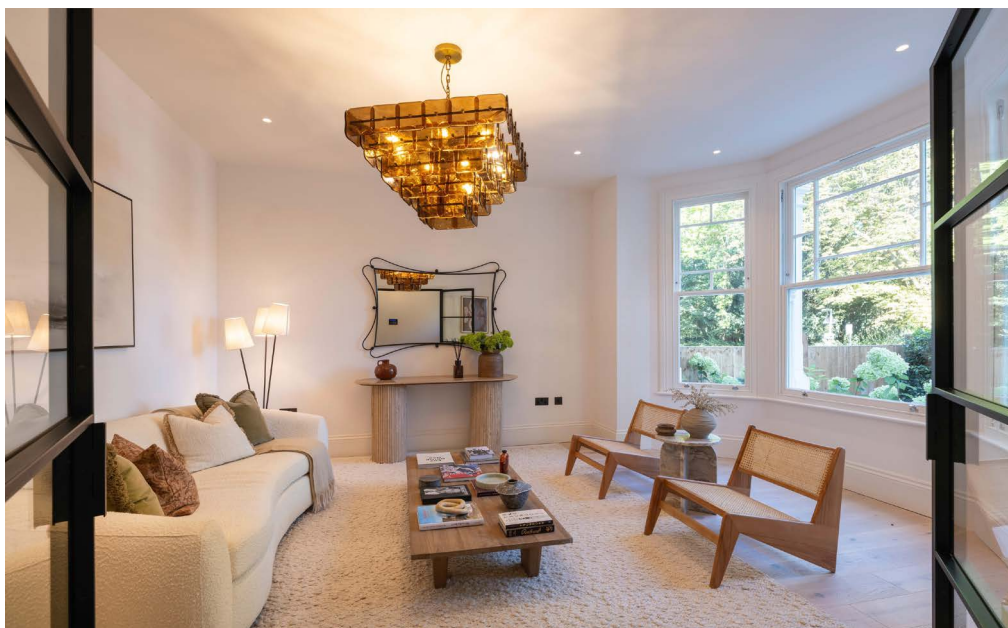
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Local Authority: London Borough of Brent

Council Tax band: B

Tenure: Freehold

Guide Price: £3,250,000



On entering, a welcoming front reception room provides the perfect snug or more intimate sitting room, while to the rear, the house opens up dramatically into a generous, light-filled kitchen and dining space. Designed with entertaining in mind, this is very much the heart of the home, with direct access onto a private patio and secluded south facing garden beyond.

The ground floor is completed by a useful utility room, pantry and guest cloakroom.

With its combination of substantial internal accommodation, superb proportions, a south facing garden and roof terrace, and arguably its greatest asset - that uninterrupted connection to Queen's Park - this is a house that offers both the scale of a family home and the lifestyle that makes this part of London so sought after.







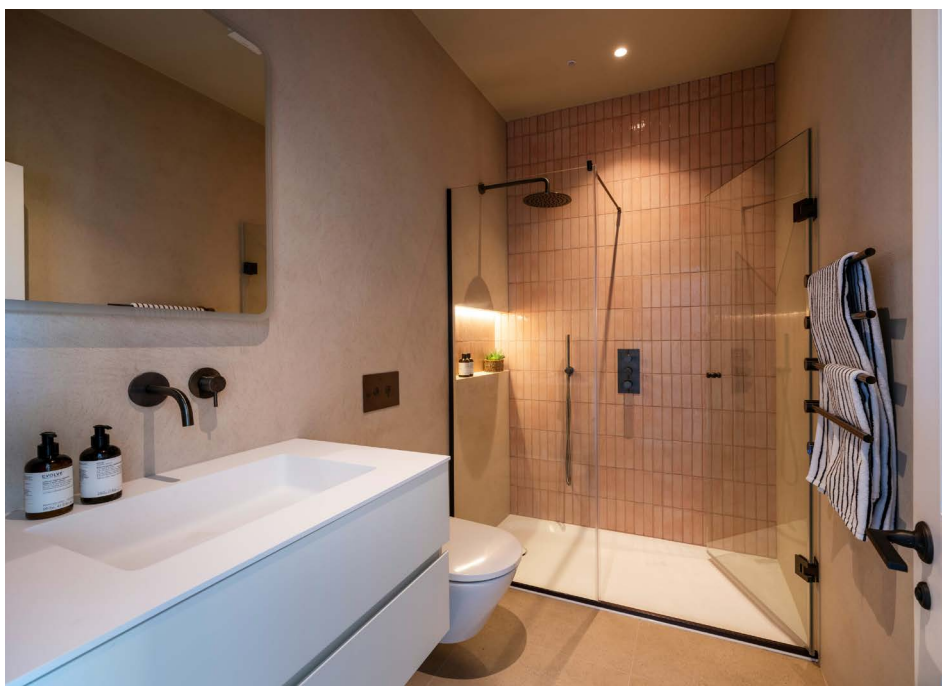




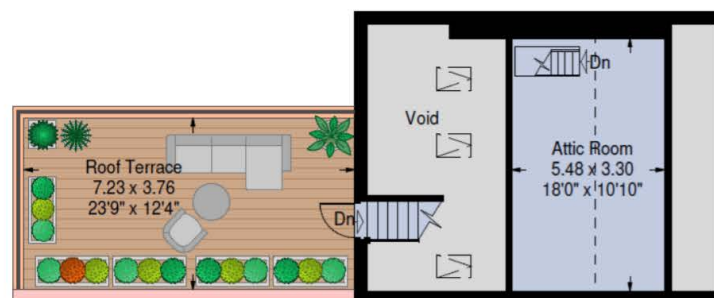
The first floor is dedicated to two bedrooms, including an impressive principal suite positioned at the front of the house and enjoying the enviable outlook over Queen's Park. A dressing room and private en suite complete the suite. The second bedroom is positioned to the rear and benefits from its own bathroom and access to a south facing balcony.

The second floor provides two further bedrooms and two additional bathrooms, alongside a versatile separate room currently arranged as a gym. Equally suited to a playroom, study or home office, this flexible space can effortlessly adapt as the needs of the household evolve.

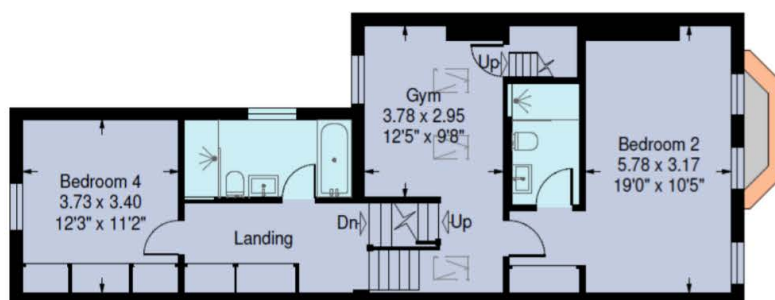
And then there is the roof terrace. South facing, generous in scale and with London as its backdrop, it provides an exceptional setting for long summer lunches, evening drinks and entertaining friends - quite simply, the kind of space that makes city living feel rather special.



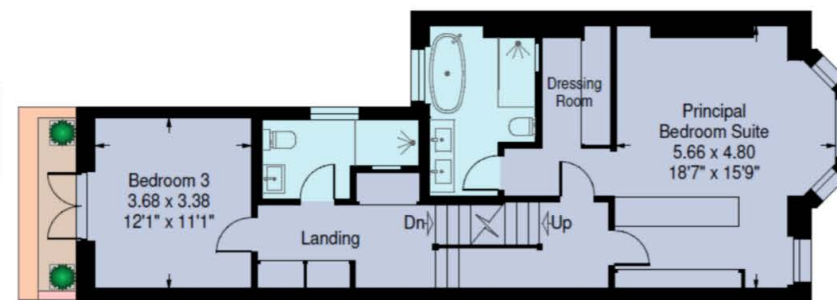




Third Floor



Second Floor



First Floor



Ground Floor

Approximate Gross Internal Area = 257sq m / 2,766 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)



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Queen's Park

Registered Charity

Location:
Harvist Road
NW6 6SG
/// roses.closet.posed



- KEY
- Footpath
 - Road
 - Grass Area
 - Garden
 - Toilet
 - Office and Staff yard
 - Accessible toilet
 - Recycling
 - Refreshments
 - Baby changing facilities
 - First Aid Post
 - Tennis Court
 - Pitch and Put
 - Play area
 - Tree Trail
 - A.P. Cycle parking
 - Gate

Queen's Park