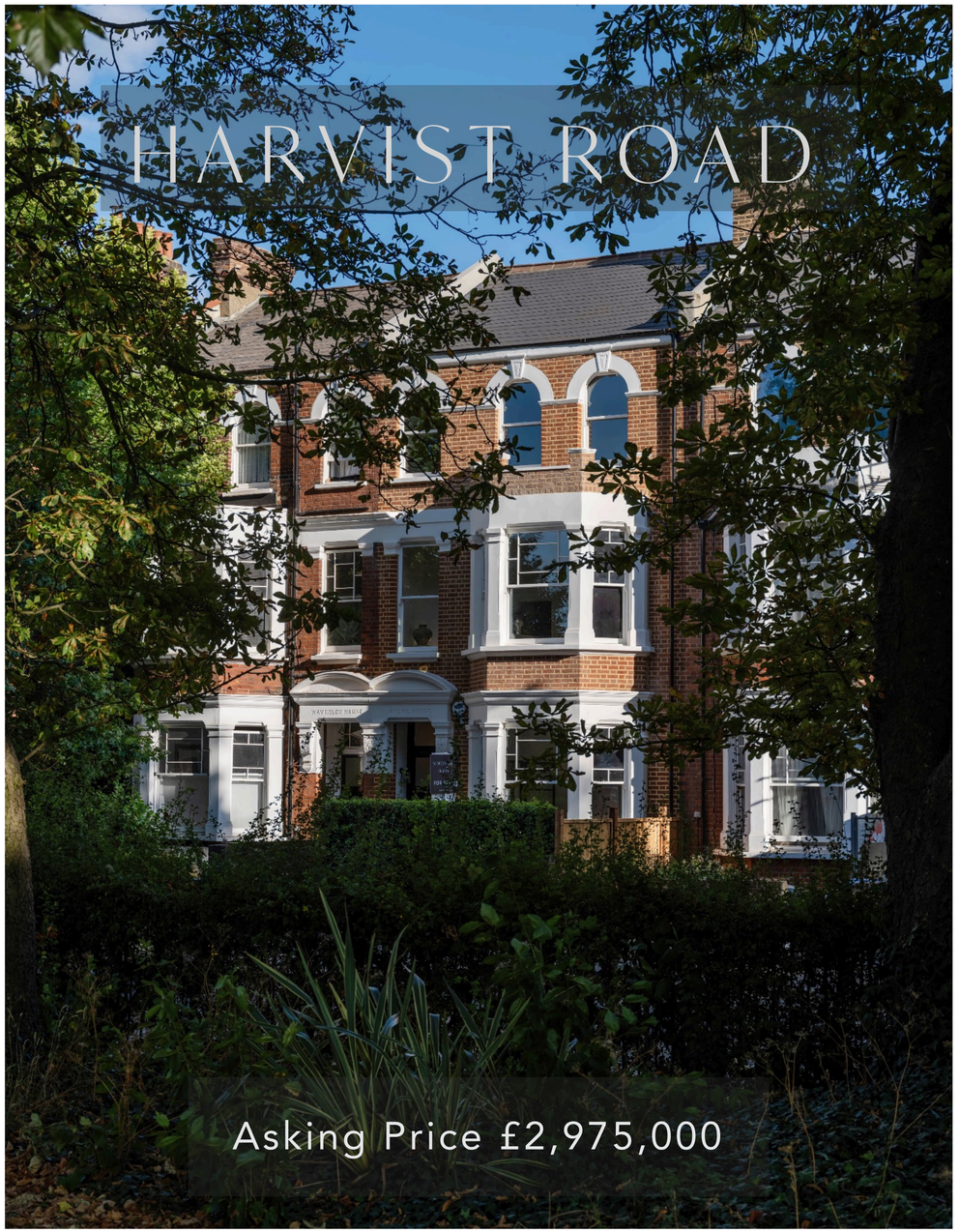

HARVIST ROAD
Asking Price £2,975,000

“The sun never knew how great it was until it hit the side of a building.”

— Louis I. Kahn



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KITCHEN/ DINING/ FAMILY





There is something quietly noble about restoring a house in a way which respects its history, and at the same time carefully modernises it for the next generation.

Original brickwork that is repaired and repointed, sash windows newly crafted in a way that has evolved, but remains largely unchanged in 125 years. The architectural detailing and grand reception rooms of the Victorian era, given a new life.

Canted bays, an arcade of round headed windows, a recessed entrance doorway beneath a pediment on carved consoles, with the original name of the house cut into the stucco above.

And yet, inside, little else but the proportions remain. Reimagined under the expert guidance of Newman Zieglmeier architects, Holme House is a series of spaces which maximise the home's dual aspect, towards Queen's Park itself, and south too.

Spaces which evolve as the sun casts its changing light, time moving from a summer morning's coffee on the terrace, to a cosy autumnal dinner around the dining table.

A principal bedroom suite, with views towards the Quiet Garden and a bathroom reminiscent of sunnier climes. Three further bedrooms, each with its own bathroom. Reception rooms which allow space for families to be together, and for noisy teenagers too.

All the while, the meteoric rise of Queen's Park continues. Described by the Financial Times as London's hottest culinary corner.

The UK's best farmers' market every Sunday. Don't Tell Dad, Carmel, Casa Felicia and The Salusbury. London's newest Third Space. Pilates and yoga studios, women-only workspaces, and the park itself - the Quiet Garden, children's farm, tennis courts, pitch and putt golf and a Victorian bandstand.





KITCHEN/ DINING/ FAMILY

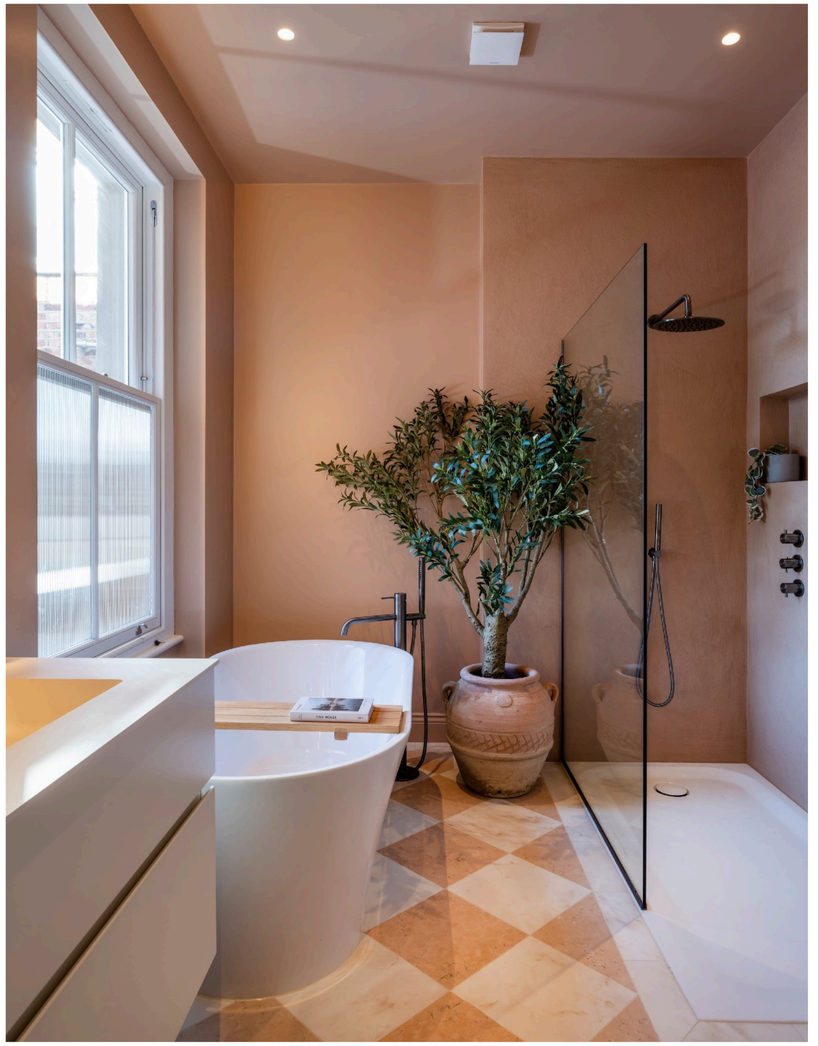
HARVIST ROAD — NW6





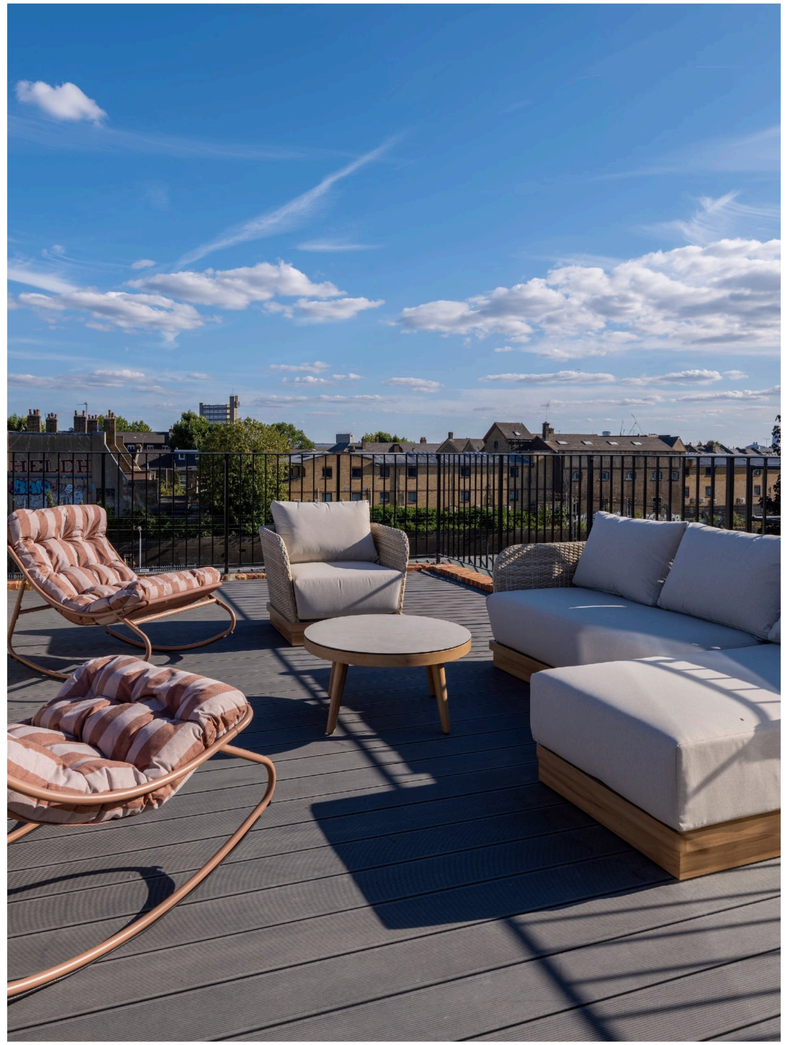
KITCHEN/ DINING/ FAMILY





PRINCIPAL BEDROOM SUITE

HARVIST ROAD — NW6



ROOF TERRACE

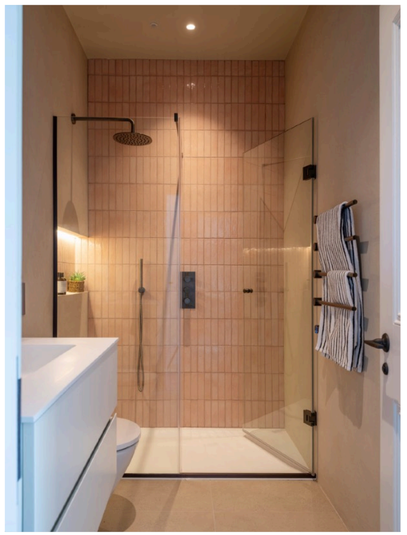
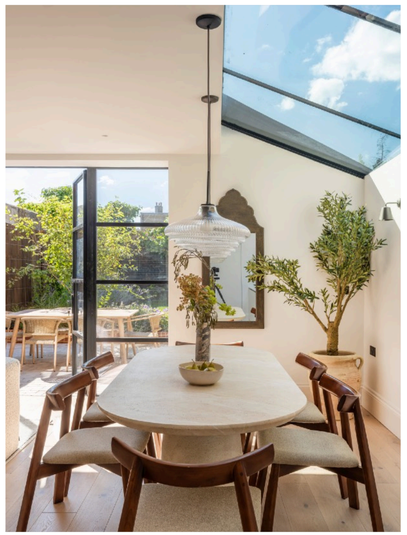
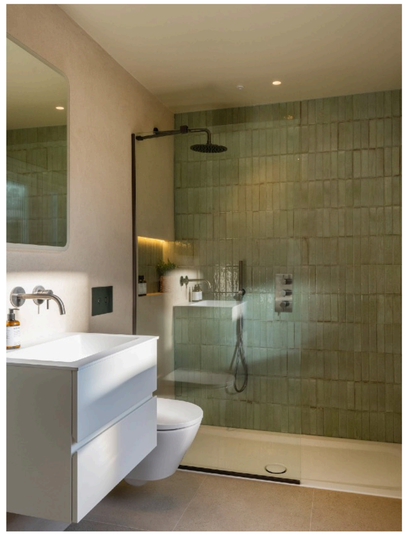
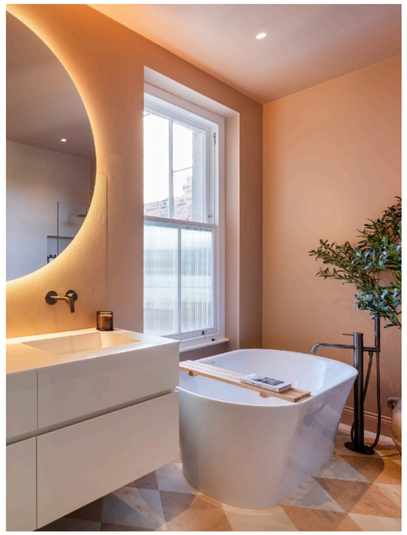


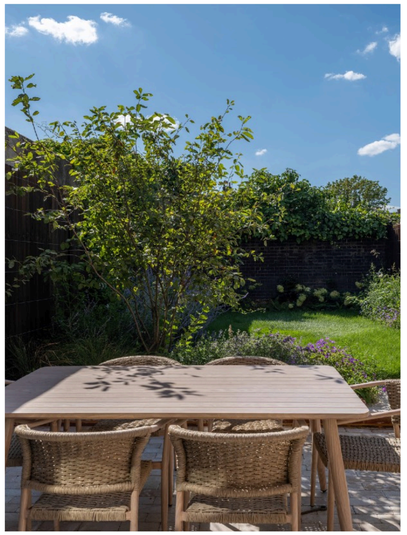
REAR GARDEN

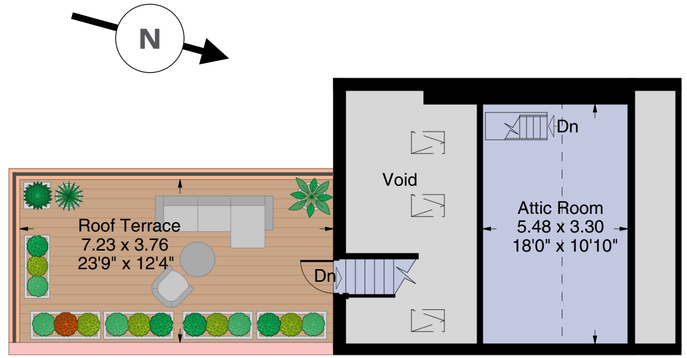
HARVIST ROAD — NW6





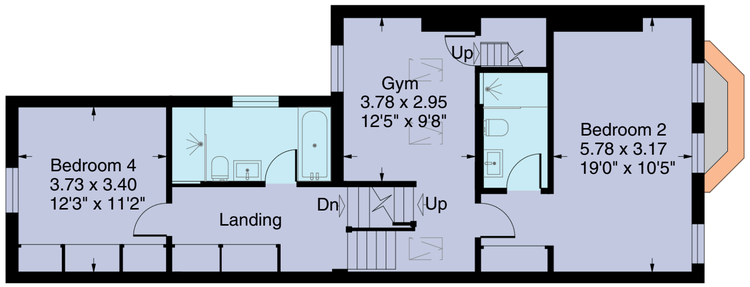



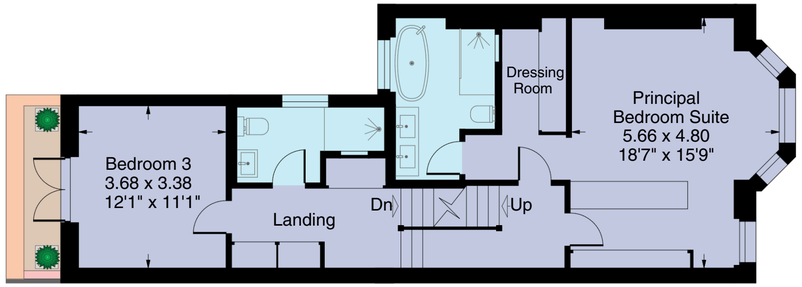
Third Floor

Approx. Gross Internal Area **2,766 Sq Ft** (257 Sq M)
Including below 1.5m **88 Sq Ft** (8 Sq M)

Plan for illustration purposes only. Not to scale.



Second Floor



First Floor



Ground Floor

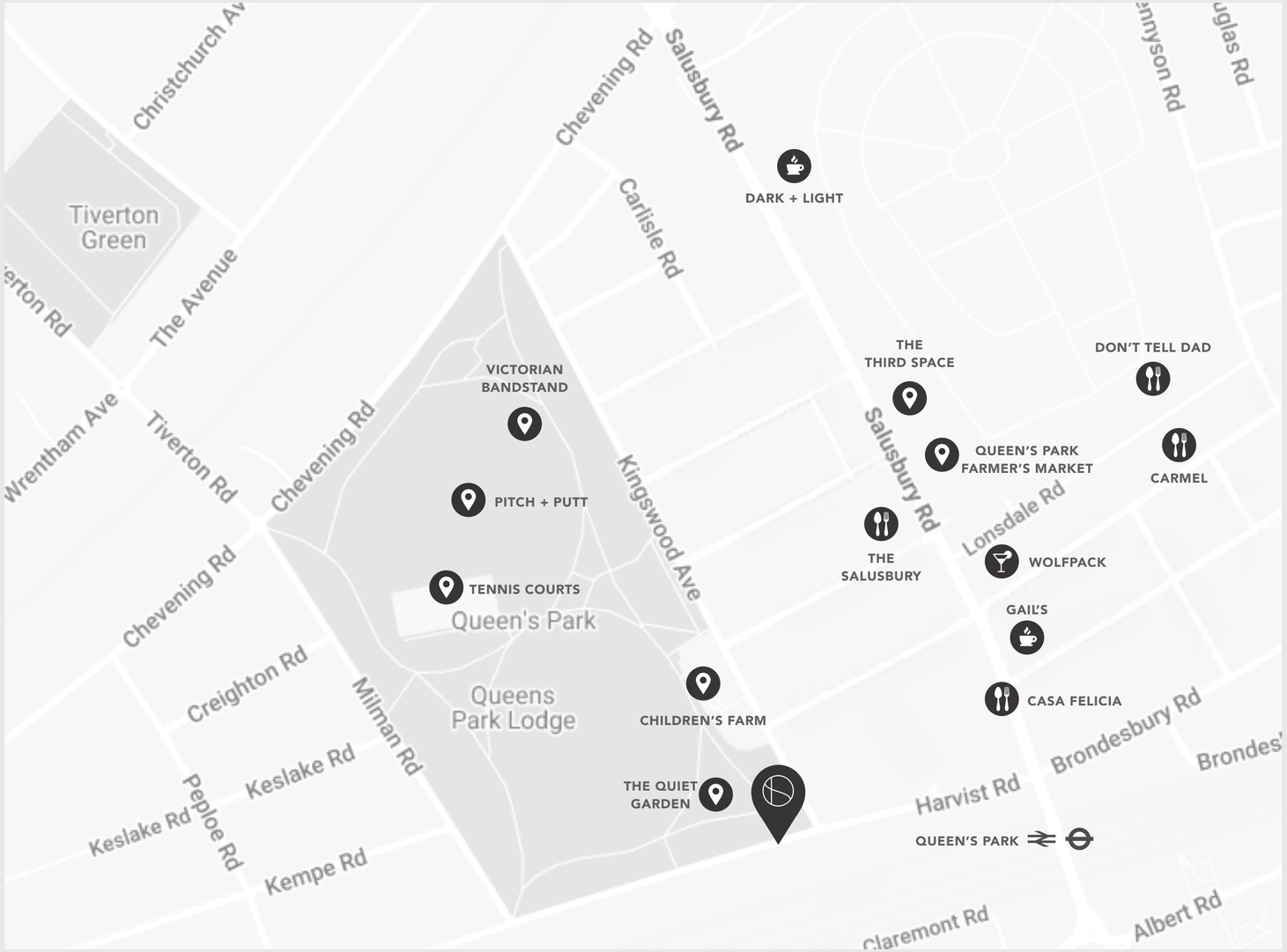
Accommodation

- Principal bedroom suite w/ dressing room and en-suite bathroom
- Second bedroom w/ en-suite shower room
- 2 Further bedrooms
- Bathroom
- Shower room
- Gym
- Formal reception room
- Open plan Kitchen/ Dining/ Family room
- Pantry
- Utility room
- Guest WC

Amenities + Specification

- South facing rear garden and roof terrace
- Attic store
- Bespoke fitted joinery
- Bespoke kitchen
- New timber sash windows
- Restored original Victorian brickwork
- Underfloor heating

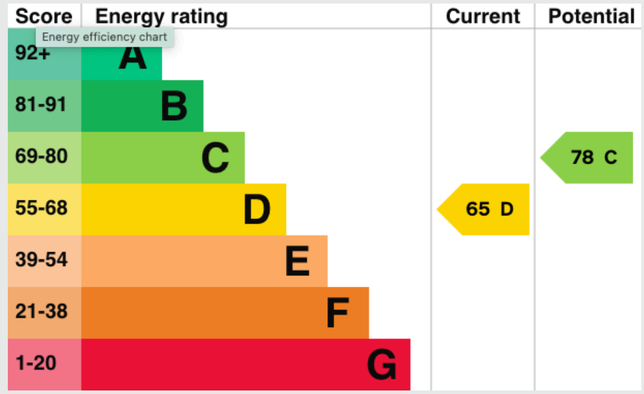
Local Area



Terms

- **Tenure:** Freehold
- **Council Tax band:** London Borough of Brent (Band D)

Energy Performance Certificate



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