



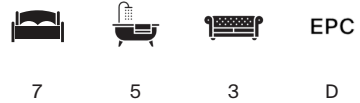
HARVIST ROAD

London NW6



HARVIST ROAD, LONDON NW6

Award winning family home where bold design meets exceptional family living on Harvist Road, NW6.



Local Authority: London Borough of Brent

Council Tax band: G

Tenure: Freehold

Guide Price: £3,000,000



Set on one of NW6's most desirable streets moments from Queens Park, this striking home stands out for all the right reasons. Winner of the 2021 British Homes Awards for Best Interior Design, it delivers a level of style, personality and craftsmanship rarely seen. Across its multiple floors, the property offers generous accommodation, ideal for families, guests or flexible living. At the heart of the house sits the show-stopping bespoke kitchen, featuring green cabinetry and an artful combination of wood, stone, and metal. This design-forward space feels refreshingly different, bold, refined, and crafted for those who appreciate quality and originality. It's perfect for cooking, hosting, and everyday living in style. This space leads directly through to a rear living space with a log burner and crittall doors opening out to a south facing garden. The ground floor further benefits from a double front reception room, separate walk in pantry and guest W/C.





Thoughtful zoning and beautifully curated finishes flow throughout, with bright reception areas, well-proportioned bedrooms and exceptional attention to detail on every level. Featuring 6 bedrooms, 4 bathrooms in the main house and separate access to the annexe with an additional bedroom and ensuite. A major advantage is the separate self-contained annexe—ideal for visitors, live-in support, multi-generational living, or even a private rental income stream. Independent but easily connected it adds meaningful versatility to the property.

With award-winning interiors, distinctive architectural flair, generous bedroom accommodation, and exceptional flexibility, this Harvist Road home is genuinely one of a kind, designed to impress and crafted for modern living.







LOCATION

Harvist Road is one of the most sought after streets in Queen's Park offering close proximity to the park and its facilities, along with good access to transport links via the Bakerloo line at Queen's Park or the London Overground at Brondesbury Park and Kensal Rise. Salusbury Road and Chamberlayne Road offer an excellent choice of cafes, restaurants and shops and the property is also within good reach of the local library and sport facilities including tennis courts and local gyms.

The property is very well positioned for a large selection of private and state schools located in the local areas of Notting Hill, North Kensington, St John's Wood and Hampstead.





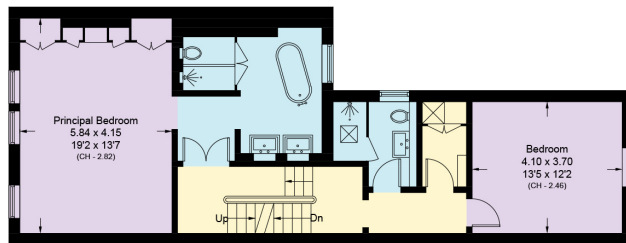
Harvist Road, NW6

Approximate Area = 298.3 sq m / 3210 sq ft

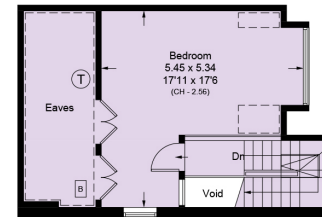
Annexe = 43.6 sq m / 469 sq ft

Total = 341.9 sq m / 3679 sq ft

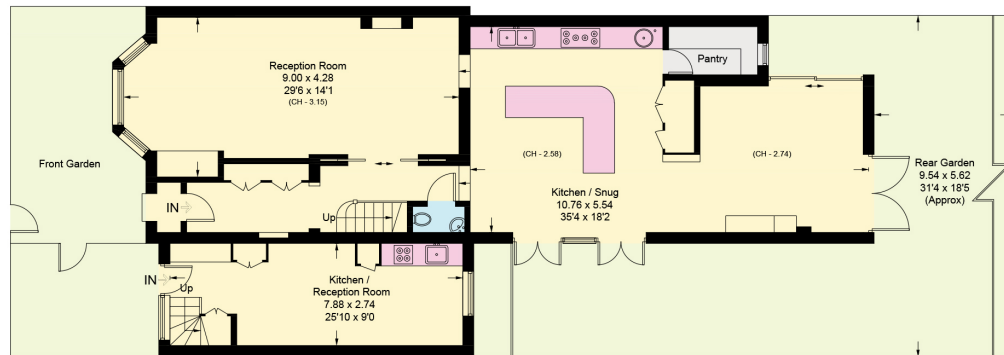
Including Limited Use Area / Eaves (11.6 sq m / 125 sq ft) / Excluding Void



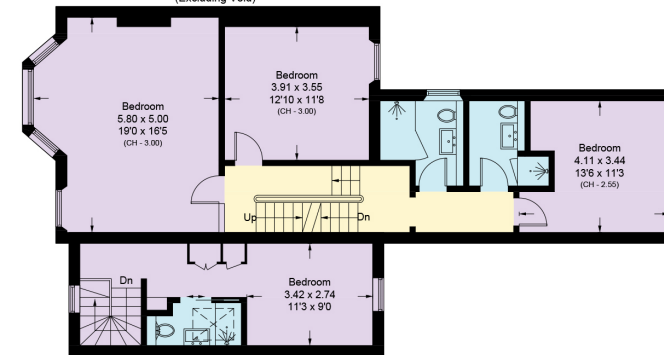
Second Floor
Approximate Area = 76.0 sq m / 818 sq ft



Third Floor
Approximate Area = 39.4 sq m / 424 sq ft
Including Limited Use Area (11.6 sq m / 125 sq ft)
(Excluding Void)



Ground Floor
Approximate Area = 105.4 sq m / 1134 sq ft



First Floor
Approximate Area = 77.5 sq m / 834 sq ft

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.

Approximate Gross Internal Area = 341.9 sq m / 3679 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)



Dylan Brooks

+44 2073177968

dylan.brooks@knightfrank.com

Knight Frank Queens Park

60c Salusbury Road

NW6 6NP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF East Anglia Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF East Anglia Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF East Anglia Ltd. 2. Material Information: Please note that the material information is provided to KF East Anglia Ltd by third parties and is provided here as a guide only. While KF East Anglia Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. KF East Anglia Ltd, a limited liability company registered in England with registered number 16443611. Our registered office is at The Barn Hempland Barn, Ufford Road, Woodbridge, Suffolk, IP12 2QE. KF East Anglia Ltd is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP. Each entity or practice in the Knight Frank global network is a distinct and separate legal entity. No Knight Frank entity acts as agent for, or has any authority to represent, bind or obligate in any way, any other Knight Frank entity. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

