

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Harvist Road, Queens Park, NW6 6HB

Asking Price £1,250,000

Subject to Contract

- House For refurbishment
- High ceilings
- Close to the park
- Three bedrooms
- South facing rear garden
- No chain

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



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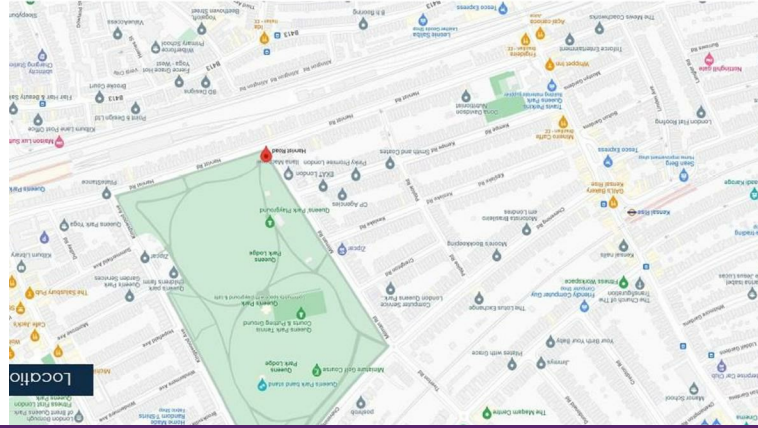
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Harvist Road, NW6 6HB

Blank canvass for you to express yourself... only a stone's throw of "Queens Park" parkland's is a Victorian mid terraced house with south-facing rear garden is this sizable mid terraced Victorian period style property. Ideal for refurbishment, conversion into apartments and extension potential, subject to the usual consents to rear and loft to maximize the space and value.

Currently, the property has accommodation arranged over two floors, offering a generous 1628sq. ft. with high ceilings, boasting from some period features which include original fire-places, consisting of reception room into bay window and dining room, French doors leading out to the garden from large kitchen/diner, bathrooms, separate W.C, guest W.C, three bedrooms with access to attic.

Harvist Road is a tree-lined residential avenue ideally situated moments from the restaurants, bars, and coffee houses of Salusbury Road & Chamberlayne Road, & Queens Park/Kensal Green (Bakerloo Line, British Rail) stations and alternative transport links are close at hand.



Location

Approx 150m from the fabulous Queens Park, this Victorian house measures 1431 sqft (133.0 sq.m.) approx. The property is in need of complete renovation and boasts a south facing garden. Transport links include Kensal Line & Overground) in close proximity. Tenure is Freehold.



Key features include:
-3 Bedroom
-2 Reception room
-Large south facing garden
-Period property
-Refurb
-Approx 1628 sqft

An area for creatives, commuters and families, Queens Park is a neighbourhood brimming with eclectic eateries and a keen sense of community. Chamberlayne Road - just a five-minute walk, Vogue - was coined London's "hippest street" by Fish and The Solbury wine store. The apportioned Queen's Park is on your doorstep, complete with tennis courts and a petting zoo. On Sunday mornings, head to the Farmers Market to pick up local produce.

Kensal Rise - 5 mins (Overground)
Queens Park - 8 mins (Bakerloo)

Floorplan



GROUND FLOOR
825 sq ft (76.6 sqm) approx

1ST FLOOR
803 sq ft (74.5 sqm) approx

TOTAL FLOOR AREA: 1628 sq ft (151.2 sqm) approx

Notes: Measurements are taken to the internal face of the walls. The area of the kitchen is measured to the internal face of the units. The area of the dining room is measured to the internal face of the units. The area of the living room is measured to the internal face of the units. The area of the reception room is measured to the internal face of the units. The area of the bedrooms is measured to the internal face of the walls. The area of the bathrooms is measured to the internal face of the walls. The area of the W.C. is measured to the internal face of the walls. The area of the garden is measured to the external face of the walls. The area of the storage room is measured to the internal face of the walls. The area of the stairs is measured to the internal face of the walls. The area of the landing is measured to the internal face of the walls. The area of the entrance is measured to the internal face of the walls. The area of the front door is measured to the internal face of the walls. The area of the back door is measured to the internal face of the walls. The area of the side door is measured to the internal face of the walls. The area of the porch is measured to the internal face of the walls. The area of the balcony is measured to the internal face of the walls. The area of the terrace is measured to the internal face of the walls. The area of the driveway is measured to the internal face of the walls. The area of the garage is measured to the internal face of the walls. The area of the carport is measured to the internal face of the walls. The area of the shed is measured to the internal face of the walls. The area of the outbuilding is measured to the internal face of the walls. The area of the garage is measured to the internal face of the walls. The area of the carport is measured to the internal face of the walls. The area of the shed is measured to the internal face of the walls. The area of the outbuilding is measured to the internal face of the walls.

