



HARVIST ROAD, QUEENS PARK, NW6
GUIDE PRICE: £775,000

HARRIS
& COMPANY

Acquired for clients. An unmodernised 1 double bedroom top floor flat set in a period property overlooking picturesque Queens Park. The property was subsequently refurbished and extended to create a 2 double bedroom, 2 bathroom duplex flat which Harris and Company sold on the first viewing.

Location: Vibrant Salisbury Road is to the east which has a good variety of gastro pubs/ bars, eateries along with excellent transport links including Queens Park tube/BR station (Bakerloo line). There also is direct access to equally vibrant Chamberlayne Road which is to the West.



TENURE

Leasehold: 125 years from 3rd March 2017

Ground rent:

ENTRANCE HALL

Stairs leading with glass balustrade leading to first floor landing. Newly fitted carpets. Open brick feature wall, intercom, fitted cupboard with high gloss doors.

RECEPTION / KITCHEN

Reception / Kitchen. Period fireplace, Oak wood flooring, tv and phone point, fireplace, double radiator, recessed ceiling spot lights, double glazed sash windows overlooking Queens Park. German fitted high gloss wall and base units with feature lights, Bosch gas hob, oven and extractor hood, integrated Bosch fridge / freezer, dish washer and microwave, quartz work surfaces and splash back tiles, sink and drainer with mixer taps.

BATHROOM

Tiled panelled bath, mixer taps with shower attachment, low level w/c, wash hand basin, storage cupboard with granite work top, recessed ceiling spot lights, fully tiled walls and floor, extractor fan, heated towel rail / radiator.

BEDROOM

Newly fitted carpets, fitted wardrobe with high gloss doors, double glazed sash window, double radiator, recessed ceiling spot lights, tv pointl, phone point, wall lights.

STAIRCASE LEADING TO SECOND FLOOR LANDING

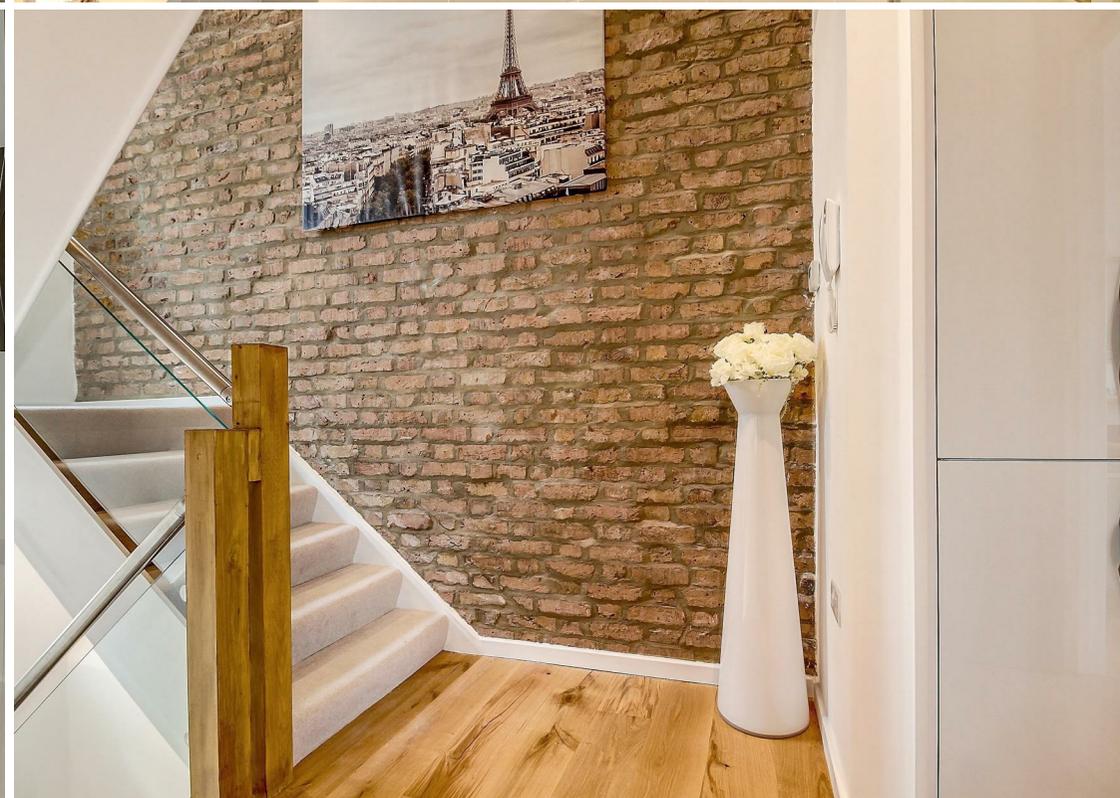
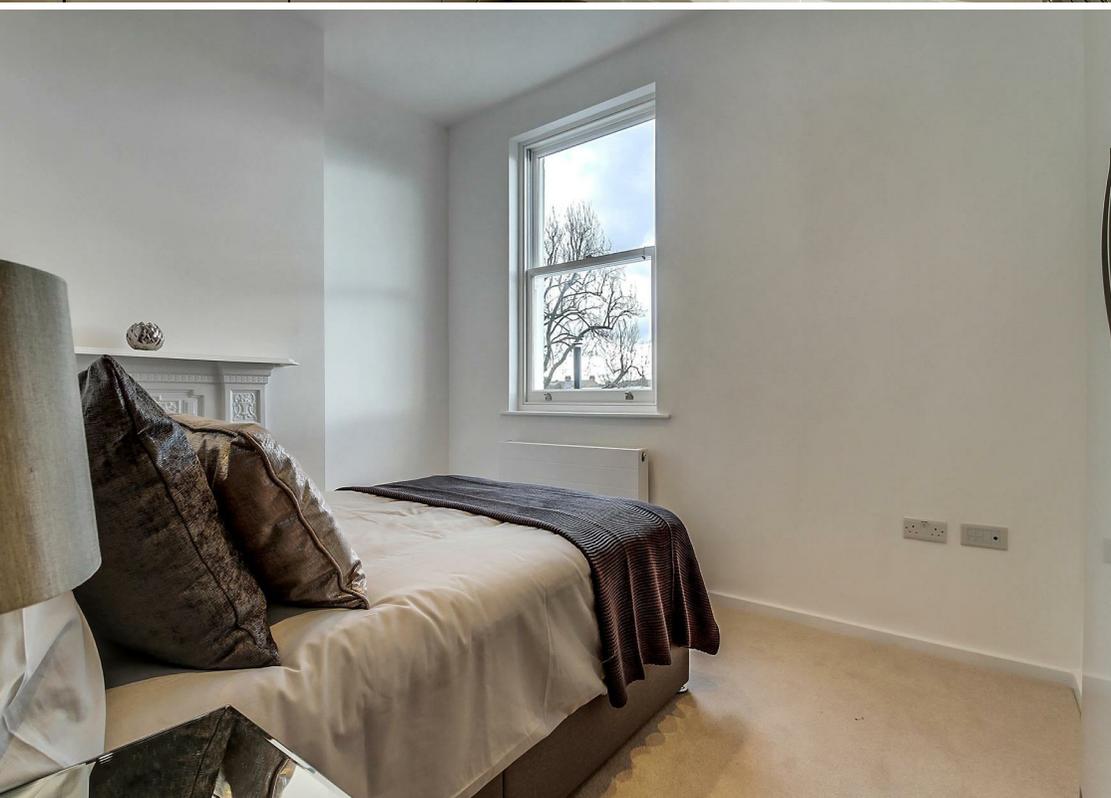
Glass balustrade, storage cupboard housing for 'Worcester' combination boiler, newly fitted carpets to stairs,

SECOND FLOOR LANDING

Oak wood flooring, fitted cupboards with high gloss doors, recessed ceiling spot lights.

BEDROOM

Recessed ceiling spot lights, wall lights, double radiator, newly fitted carpets, double glazed windows with roof top views, tv pointl, phone point. Door to ensuite:
Ensuite: Large shower cubicle, mixer taps with shower attachment, further over head rain effect shower, low level w/c, fully tiled walls and floor, heated towel rail / radiator, integrated mirror, Quartz worktop, extractor fan. recessed ceiling spot lights.





BY BOSH

STOVA
TEA

CARELESSNESS
CAUSES FIRE

**HARVIST ROAD
LONDON NW6**

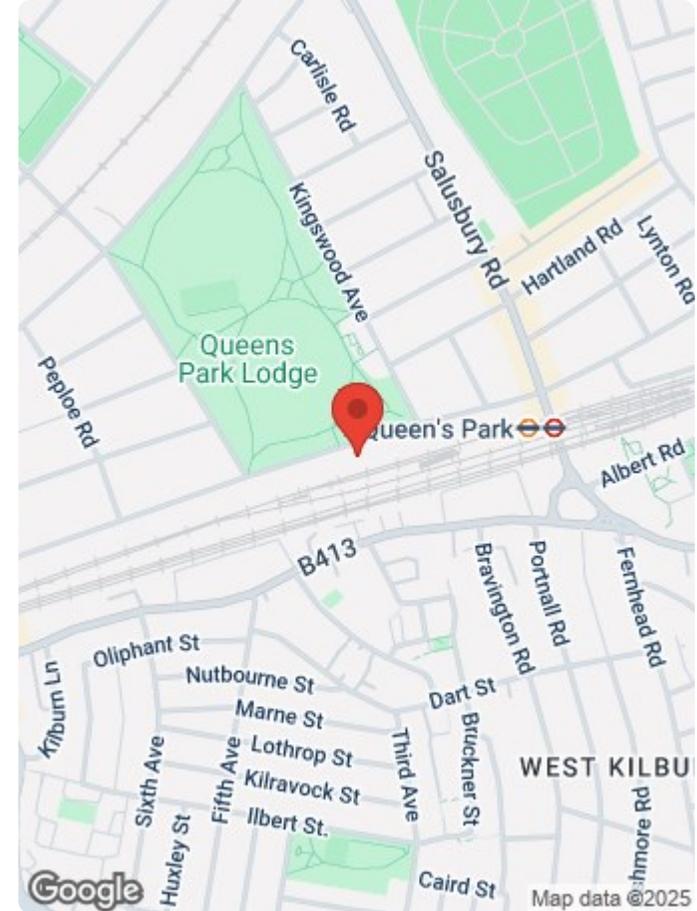


DUPLEX FLAT

APPROX. GROSS INTERNAL FLOOR AREA 871.87 SQ. FT / 81.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE EAVES STORAGE 947.22 SQ. FT / 88.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(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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