

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		

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

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.

**Harvist Road, Queens Park, NW6 6HB**

**Asking Price £1,395,000**

Subject to Contract

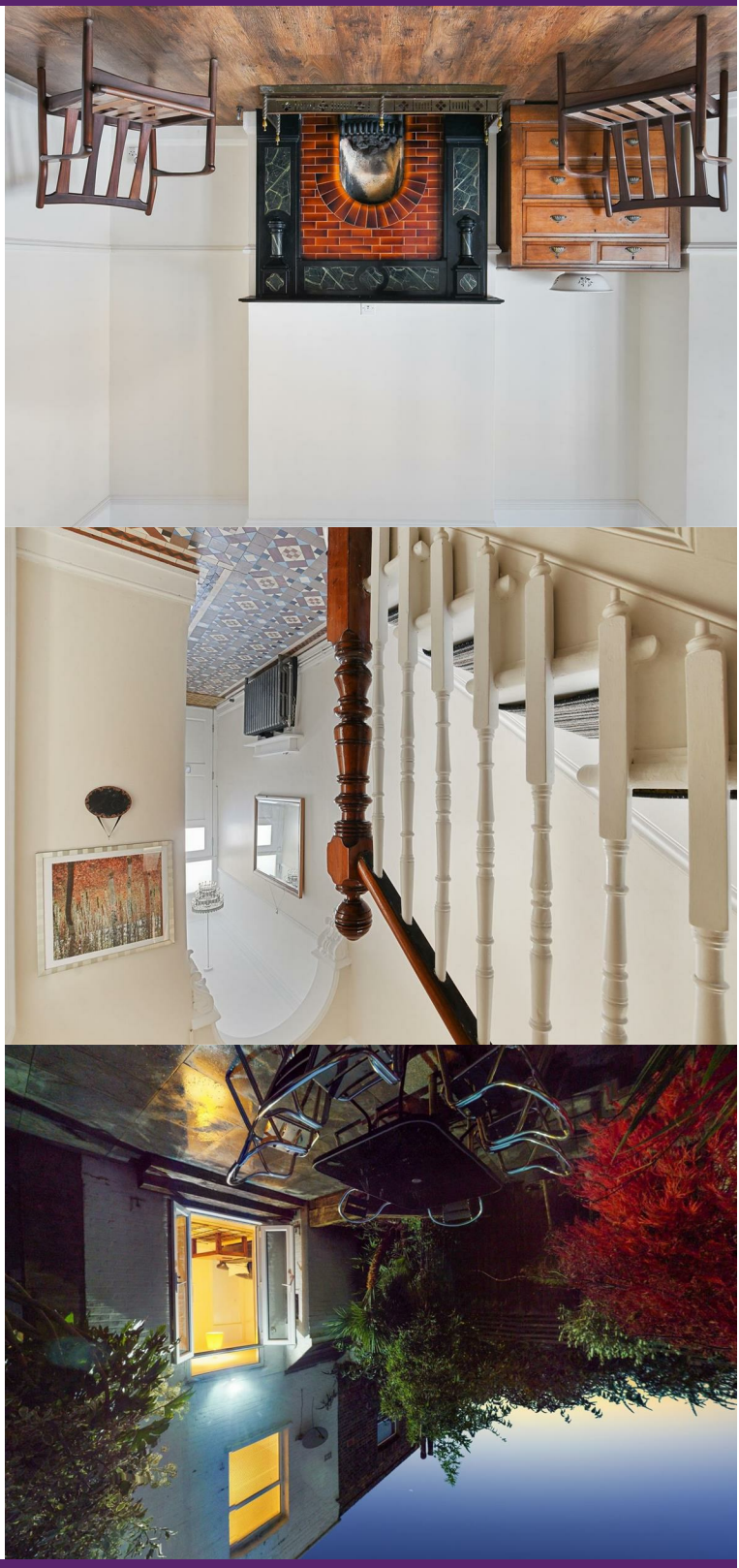
- Three/four bedrooms subject to consent
- Three bathrooms subject to consent
- South facing rear garden
- Timber style floors
- By Queens Park Parklands
- High ceilings and period features in reception & dining room
- Guest W.C
- Extension potential subject to consent
- Gas central heating
- Equie distance of Chamberlayne & Salusbury Road amenities



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

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

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



### Harvist Road, NW6 6HB

Only a stone's throw of "Queens Park" parklands... Victorian mid terraced house with south-facing rear garden is this sizable mid terraced Victorian period style property. Flexible in creating your own bespoke family home, with the added benefit of some work already done to the attic room which requires consent to extend the property to the side, rear, and loft, to maximize the space and value.

Currently, the property has accommodation arranged over two floors, offering a generous 1875sq. ft. generally in good liveable condition with some recent updates. Antique style timber floors and high ceilings, boasting from some period features which include original fire-places, consisting of reception room into bay window and dining room, door leading out to the garden from large kitchen/diner, two bathrooms, guest W.C, three bedrooms and access to attic with the potential of being a fourth bedroom with en suite bathroom in need of consent to use.

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

### Harvist Road, NW6 6HB

Approx. Gross Internal Area = 174.2 sq m / 1875 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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