



Harvist Road, NW6
£575,000, Leasehold

Anderson//Rose



Harvist Road, NW6

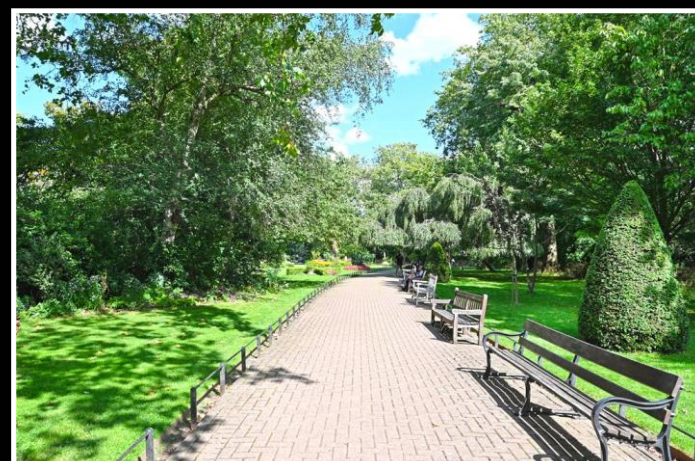
This is a rare opportunity to acquire a large and bright garden apartment currently arranged as a one-bedroom flat but with exciting potential.

Situated on the ground floor of a handsome period conversion, The apartment in its existing format comprises of a large, bright and airy reception room, a good size bedroom, family bathroom and very generous sized eat-in kitchen which leads directly onto a private south facing garden.

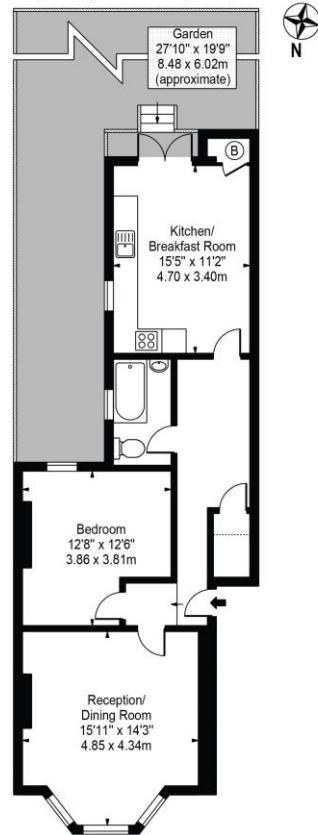
Harvist Road is a popular residential tree lined street located opposite the famous open green recreational space, Queens Park. It further benefits from being in the middle of and just a short walk from both Kensal Rise & Queens Park High Streets with their array of shops, bars, restaurants, cafes, bakeries and amenities on your doorstep. Both Queens Park & Kensal Rise Stations (Bakerloo & Overground Lines) are nearby which provides a simple and efficient commute across the capital.

Ref PCL230154

£575,000
Leasehold

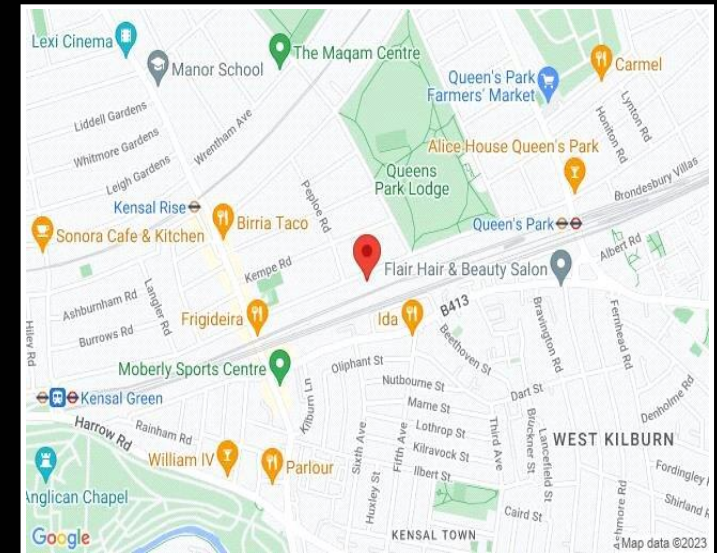


Harvist Road
 Approx. Total Internal Area 733 Sq Ft - 68.10 Sq M
 (Including Restricted Height Area)
 Approx. Gross Internal Area 722 Sq Ft - 67.08 Sq M
 (Excluding Restricted Height Area)



Ground Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.