



Harvist Road, NW6  
Offers In Excess of £600,000, Leasehold, Plus Share Of Freehold

Anderson//Rose





## Harvist Road, NW6

This is a rare opportunity to acquire a large and bright top-floor apartment currently arranged as a three-bedroom flat but with fantastic potential.

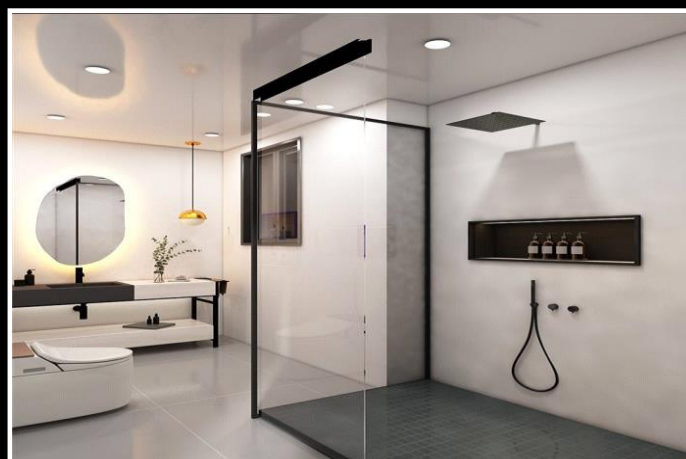
Situated on the second floor of a handsome period conversion, The apartment in its existing format comprises of a large, bright and airy reception and dining room, a fully fitted open plan kitchen, a very large principal bedroom, good sized second bedroom, the third bedroom and a family bathroom. The property has approved planning permission to convert the existing loft space, and with it create a truly stunning three bedroom, three bathroom duplex. CGI's attached and further drawings available upon request.

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.

Service charge: £900.00 per annum  
Ground rent: Peppercorn

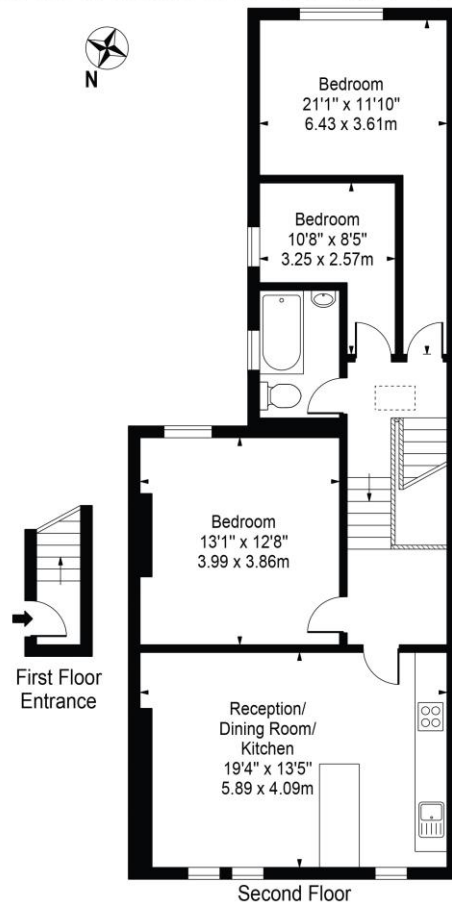
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Offers In Excess Of £600,000  
Leasehold, Plus Share Of Freehold



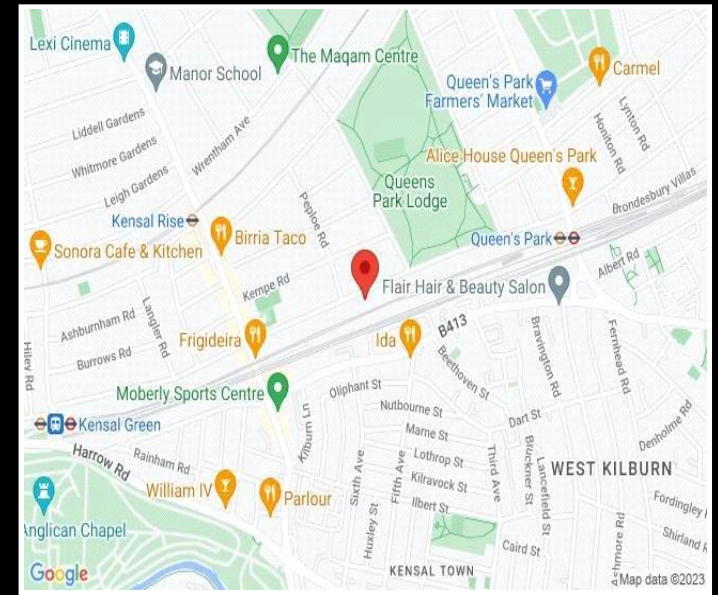
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Approx. Gross Internal Area 843 Sq Ft - 78.32 Sq M



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.