



## **HARVIST ROAD**

Queen's Park  
London  
NW6

Asking Price  
£795,000

Sole Agent

An exceptional two bedroom, two bathroom brand newly renovated and re-modelled apartment situated on Harvist Road, Queen's Park, NW6.

This fabulous apartment is set directly opposite Queen's Park, on the first floor of an imposing and brand newly refurbished Victorian building and benefits include; outstanding quality of refurbishment, high ceilings, bespoke joinery, air-conditioning throughout, underfloor heating in bathrooms, an abundance of natural light, well-proportioned open plan kitchen/reception, good sized bedrooms one of which is en-suite.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

astonchase.com

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London  
NW6

Asking Price  
£795,000  
Subject To Contract

Sole Agent

Leasehold 977 Years

Harvist Road is moments from the high street in Queen's Park, as well as Lonsdale Road offering a vast selection of bars, restaurants, boutique shops and many amenities including gyms and health clubs. Both Queen's Park (Bakerloo Line) & Brondesbury Park (Overground) stations are within easy reach.



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## ACCOMMODATION

- Open Plan Reception Room/Kitchen
- Two double bedrooms
- Two bathrooms

## AMENITIES

- Brand Newly Renovated Building
- Resident Permit Parking
- Air Conditioning
- Underfloor Heating In Bathrooms
- High Ceilings

COUNCIL TAX: E

EPC RATING: C



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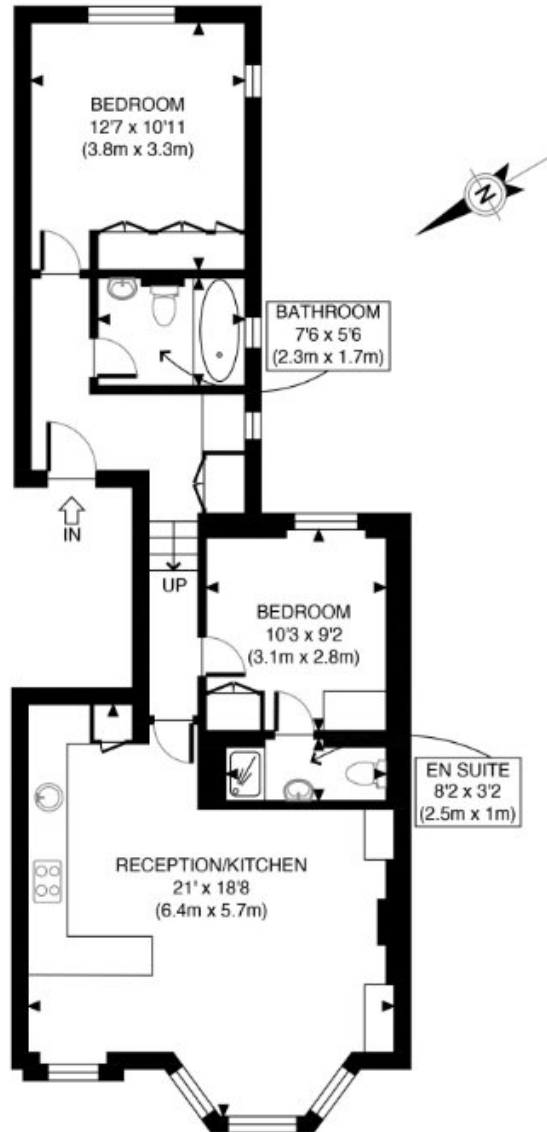
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GROSS INTERNAL FLOOR AREA 731 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 731 SQ FT / 68 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

<b>Harvist Road</b>	
date	20/09/23
<b>photoplan</b>	

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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.