



Harvist Road, Queens Park, NW6

£1,800 pcm

*** SOLE AGENTS ***

mile... are delighted to offer this superb first floor apartment on one of Queens Parks best roads. Offered in excellent condition, the property benefits from a lovely 18ft open plan kitchen/living room with bay windows, two double bedrooms and a great sized three piece modern bathroom. This lovely home benefits from hard wood flooring in the reception room and carpet in the bedrooms, high ceilings and an abundance of storage space and natural light. Offered ideally on an unfurnished basis, the property is available immediately. Harvist Road is ideally located just moments away from the wide open spaces of Queens Park but also within easy walking distance to many shops, bars and restaurants along with the amazing transport links of Kensal Rise (Overground) and both Queens Park and Kensal Green (Bakerloo line & Overground) stations.

- Victorian property
- Two double bedroom
- First floor apartment
- Open plan kitchen living area
- Short walk to open green spaces of Queens Park
- Bright and airy
- Excellent condition
- Popular residential road in Queens Park
- Available now
- Close to shops and transport



GROSS INTERNAL AREA (GIA)
The footprint of the property

65.93 sqm / 709.66 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
62.71 sqm / 675.00 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS-3B RESIDENTIAL 64.88 sqm / 698.36 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.