

# Hartland Road, Queen's Park NW6

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A meticulously designed terraced house on one of Queen's Park's prime roads that has been finished to an exceptional standard.

This bright home is situated in a handsome Victorian building with many of the original features retained. On the ground floor, you will find a large double reception room with an original feature fireplace, bespoke plantation shutters and built-in storage. There is also a guest cloakroom, a separate utility area and ornate tessellated flooring that runs the entirety of the hallway.



**Guide price:** £2,000,000

**Tenure:** Freehold

**Local authority:** London Borough of Brent

**Council tax band:** F









At the rear, you will find a contemporary kitchen designed by Roundhouse and finished with neutral tones. This space has been tastefully extended to the side and features shaker-style cupboards, a central island and integrated Siemens appliances. Bi-folding doors lead to a south-facing rear garden.

On the first floor, there are four bedrooms and two bathrooms (one en suite). The principal suite is located on this floor and features a west-facing aspect, fitted wardrobes, and an en suite shower room. The loft space has been converted to create a further double bedroom with a separate bathroom and eaves storage.







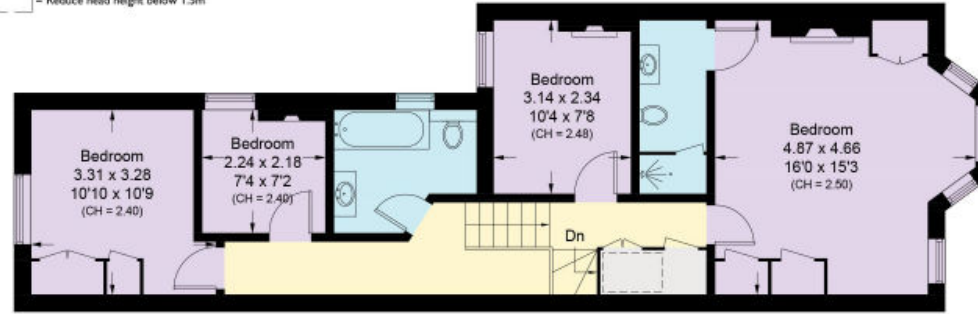


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Approximate Area = 172.9 sq m / 1861 sq ft  
Including Limited Use Area (9.5 sq m / 102 sq ft)

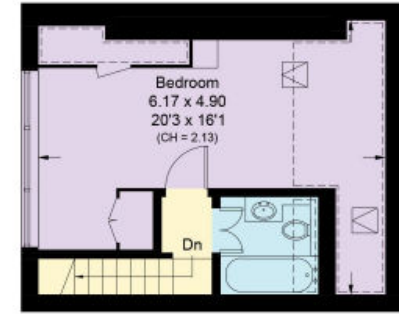


= Reduce head height below 1.5m



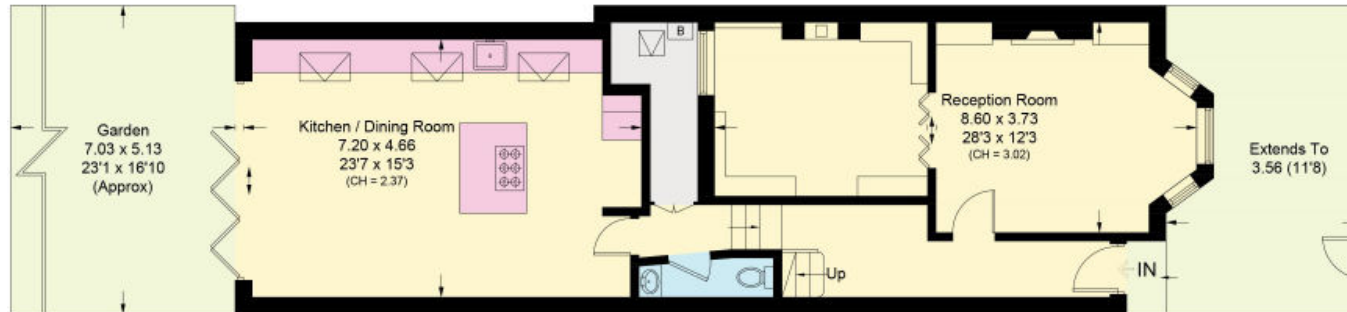
## First Floor

Approximate Area = 66.7 sq m / 718 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)



## Second Floor

Approximate Area = 28.3 sq m / 305 sq ft  
Including Limited Use Area (8.6 sq m / 92 sq ft)



## Ground Floor

Approximate Area = 77.9 sq m / 838 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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