

Hartland Road, Queen's Park NW6



Hartland Road, Queen's Park **NW6**

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

The ground floor features a spacious double reception room with an original fireplace, bespoke plantation shutters, and custom bookshelves. At the rear, the contemporary kitchen showcases neutral tones, integrated appliances, and sliding doors that open on to the decked rear garden. There is also a guest cloakroom and hidden storage on this floor.



Guide price: £2,200,000

Tenure: Freehold

Local authority: London Borough of Brent

Council tax band: F





The lower ground floor has been cleverly designed to create a cinema room with an additional shower room and double doors that open on to a lightwell. While currently set up as a cinema room, this space could also be utilized as a children's playroom or a guest bedroom.

On the first floor, there are three bedrooms and a family bathroom. The principal suite is located on this floor and features a west-facing aspect. The loft space has been converted to create another double bedroom with an en suite bathroom and eaves storage.

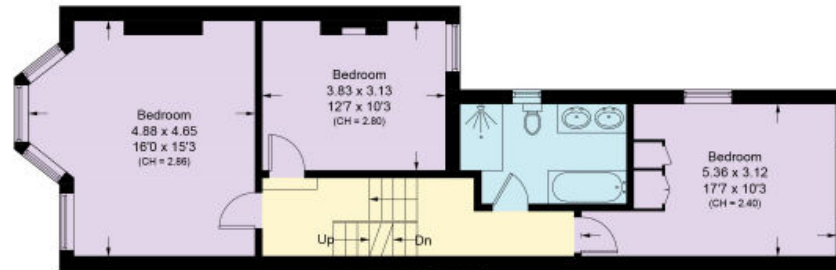




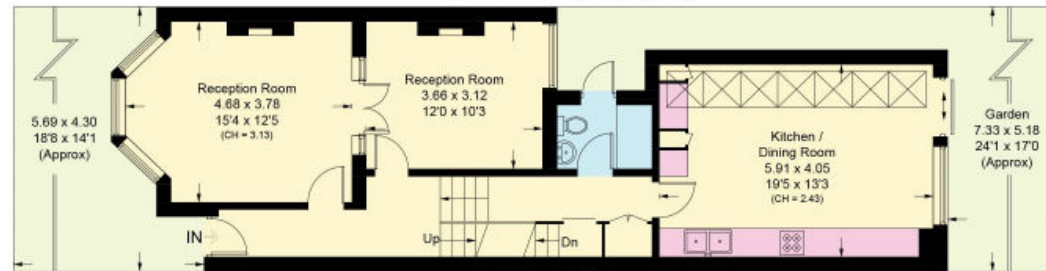
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Hartland Road, NW6

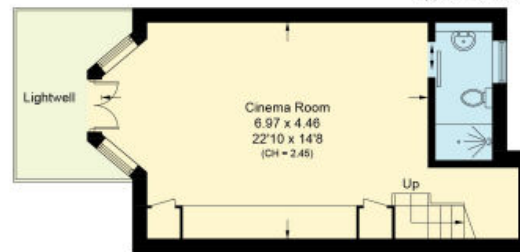
Total Area= 208.2 sq m / 2241 sq ft
Including limited area



First Floor
Approximate Area = 66.7 sq m / 718 sq ft



Ground Floor
Approximate Area = 71.2 sq m / 766 sq ft



Lower Ground Floor
Approximate Area = 35.9 sq m / 387 sq ft



Second Floor
Approximate Area = 34.4 sq m / 370 sq ft
Including Limited Use Area (9.7 sq m / 104 sq ft)

Knight Frank

Queen's Park
60c Salusbury Road
NW6 6NP
knightfrank.co.uk

We would be delighted to tell you more

Queen's Park
020 3815 3020
queenspark@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.