

RIGBY &
MARCHANT

“An immaculate Victorian end-of-terrace home with self-contained studio and o -street parking, enviably located right beside the green open space of Queens Park.”

Beautifully reimagined and extended with complete precision, to create a stunning interior designed family house of almost 2,900 sqft. At its widest point, the property spans an impressive six and a half metres, considerably wider than most homes in the area thanks to side return space on both sides.





Harvist Road, Queens Park - NW6 6SH
£3,850,000

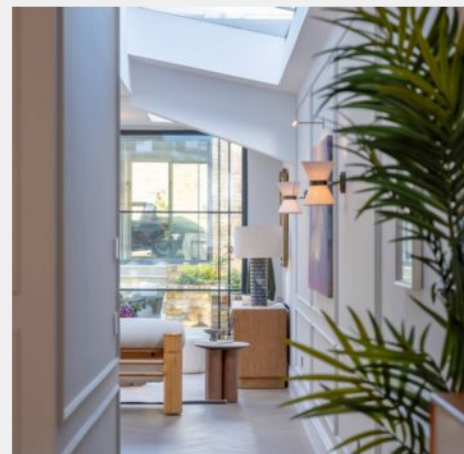
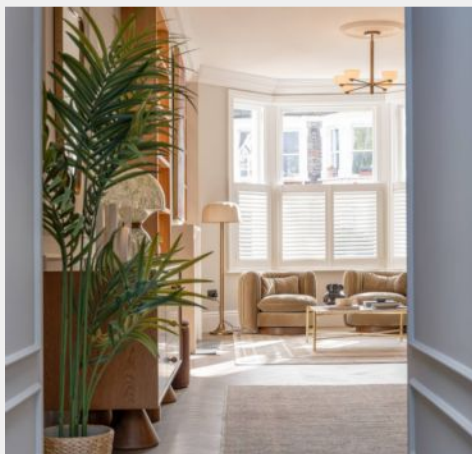


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The interiors, led by Olio Design, are a showcase of craftsmanship and considered detail. The hallway sets the tone with bespoke panelling, chequerboard tiled flooring and Crittall-style steel doors that lead through to a light-filled living space. Here, herringbone wood flooring by Havwoods runs throughout, complemented by large cornicing, handcrafted three panel shaker doors measuring 2.2m, antique brass ironmongery and a working stone replace. The bespoke shaker style kitchen, made to measure and finished with Dover White stone worktops, includes Miele appliances, a Stove range cooker, Quooker tap and built in wine fridge. Bespoke cabinetry continues through the utility and boot rooms, all with real oak joinery. Upstairs, the principal suite spans the full width of the house with bespoke wardrobes and a luxurious en suite finished in Lusso Stone and Crosswater fittings. Three further bedrooms are beautifully detailed, with custom joinery and two additional bathrooms featuring handcrafted vanities and statement lighting.

Throughout the home, technology is seamlessly integrated including a full Lutron lighting system, CAT6 network points in every bedroom, three Wi-Fi access points for whole house coverage and a video doorbell system with internal monitors. The house has been fully future proofed with design led lighting, under floor heating across the ground floor and an integrated alarm system connected to all windows and doors. At the rear, a landscaped garden leads to a fully self contained studio with a bespoke glass roof, separate heating and power, plumbing and private access from Peploe Road, perfect for use as a home office, gym or guest space. Bespoke electric driveway gates open to generous off street parking with an EV charging point.







Harvist Road borders Queen's Park and runs east of Chamberlayne Road and west of the Salisbury Road. Local shops and Queen's Park underground station are literally on your doorstep as are all the facilities of the park.

Council Tax band: TBD

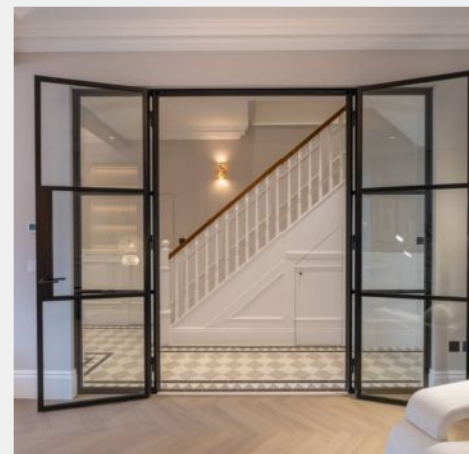
Tenure: Freehold

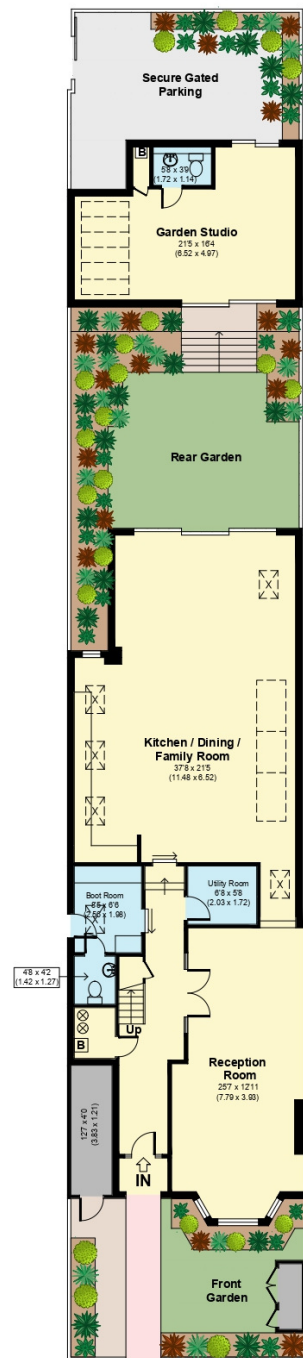
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

A truly exceptional home, wider than most in Queen's Park, fully turnkey and finished with an attention to detail rarely seen at this level.

- Fully renovated 4-5 bedroom family home in the heart of Queen's Park
- Interior design-led finish with bespoke joinery
- Handmade shaker kitchen with stone worktops, Miele appliances, and Quooker tap
- Self-contained garden studio with heating, plumbing, and private access from Peploe Road
- Secure on-street parking with electric gates and EV charging point
- Elegant reception rooms with bespoke panelling, crittall-style doors, and working stone fireplace

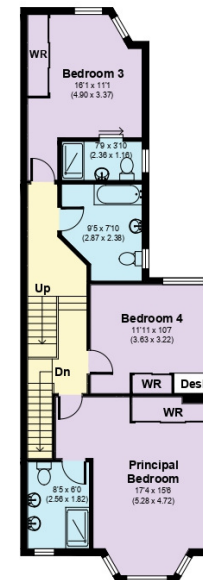




Ground Floor



Second Floor



First Floor

Harvist Road, NW6

APPROXIMATE GROSS INTERNAL AREA 2896 SQ FT / 269.04 SQ M INC. GARDEN ROOM

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