



HARVIST ROAD, NW6

£2,500 PER MONTH – ALL BILLS INCLUDED - FURNISHED

**THE COACH HOUSE TAKES ON ITS OWN
IDENTITY AS A SELF-CONTAINED, COMPACT,
ONE BEDROOM HOUSE**

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DESCRIPTION:

One of a kind. (all bills included)

Build in the side passage of 145 Harvist Road, the Coach House takes on its own identity as a self-contained, compact, one bedroom house. Labelled as the Annex, the coach house doors can fold right back, mews style, to connect the studio room with the courtyard garden in front. The flank wall of the main house is exposed as painted brick throughout the Coach House, and the joists of the first floor are left exposed – this gives the building the feel of a refurbishment rather than an extension.

The kitchen has everything you could want, including a La Canche range cooker. The brass splashback turns from cooks dream into drinks cabinet from day to night. The leather banquette offers true comfort and glamour to the vintage marble bistro table, all with kitchen storage beneath it.

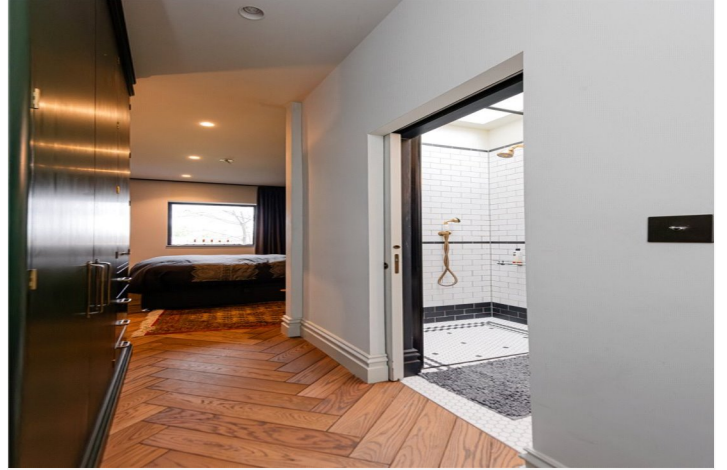
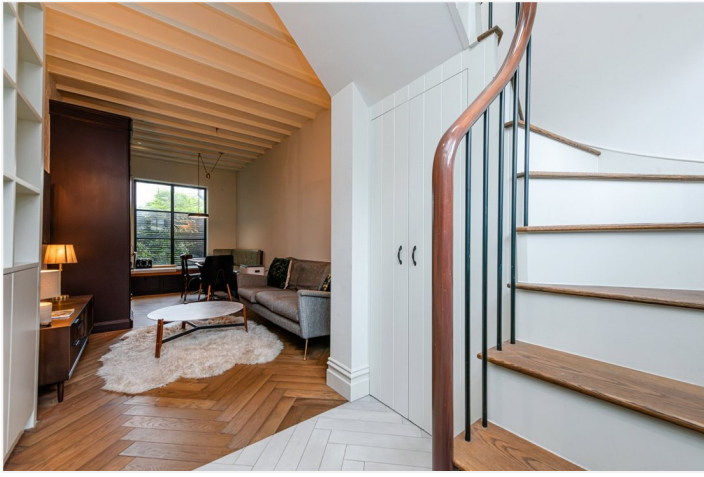
The staircase winds up to the top floor, with a laundry cupboard concealed below the stairs, and a bijoux home office at the top. This double height space is flooded by light from the entrance doors, first floor window and roof light with remote controlled blinds.

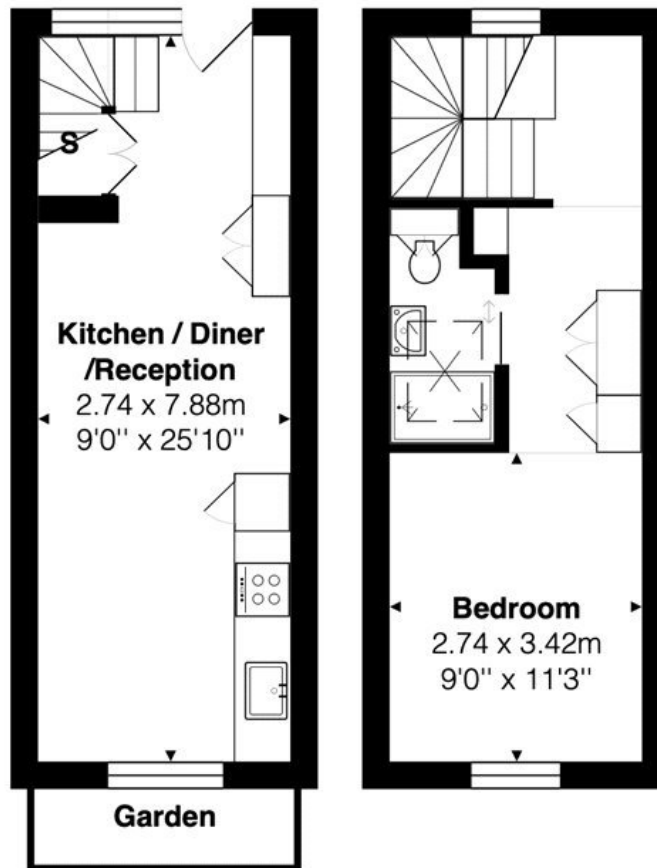
Beyond the stairwell is a shower room, dressing area and bedroom. Big enough for the super king bed with concealed storage below. One entire wall of curtain keeps this room cosy at night, and the exposed brick continues the urban feel.

Fittings and finishing include the likes of Aston Matthews brassware, InglissHall bespoke kitchen, Rockett St George/Holloways of Ludlow/Bert Frank lighting, Domus/Mandarin Stone/Emery&Cie tiles, Heals sofa.

Additional features include underfloor heating, hive heating system, herringbone original flooring, bespoke storage throughout and is available from 01/06/24

The house did in fact win the national RIBA interior design award in 2021 (I might have mentioned it was a finalist, but in fact was voted as the winner).





Total Area: 43.2 m² ... 465 ft² (excluding garden)

All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £2,884.62

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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