



# MILE



## Rainham Road, London NW10 £1,425,000 Freehold

People looking for a stunning period house on a quiet road in Kensal Green, we have the key waiting for you. Welcome to Rainham Road, where timeless elegance meets modern comfort in this lovely period home. Tastefully designed to complement its architectural heritage, this residence boasts over 1700 square footage spread across three floors. Step into the incredible double reception room, complete with a working feature fireplace, perfect for cosy evenings with loved ones. A downstairs utility room adds practicality to daily living, while the 20ft eat-in kitchen offers ample space for culinary creations and convenient access to the private garden. For those with expansion aspirations, the property presents potential to extend into the side return, subject to planning permission, providing further opportunity to tailor the space to your needs. The first floor hosts two bedrooms, including an amazing master bedroom with its own en-suite, ensuring a peaceful retreat at the end of the day. A large bathroom adds to the convenience and comfort of this level. Ascend to the attic to discover three additional bedrooms and another bathroom, providing flexibility for family living or accommodating guests. Situated on a quiet residential road, the property offers tranquillity amidst urban convenience. Moreover, the sellers have already secured their onward purchase, ensuring a complete chain and a transaction ready to move forward promptly. Rainham Road, where period charm meets contemporary living, promising a lifestyle of comfort and convenience.

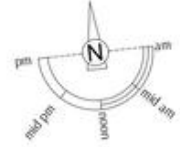
- Mid-terraced house
- Five Bedrooms
- Stunning period home
- Excellent condition
- Potential to extend (STPP)
- 1700+ square footage
- Three bathrooms
- Quiet residential road
- Complete chain
- Close to shops and transports

# Rainham Road, NW10 5DS

Approx Gross Internal Area = 158.1 sq.m / 1702 sq.ft

Restricted head height = 2.9 sq.m / 31 sq.ft

Total = 161 sq.m / 1733 sq.ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for

**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.