



Rainham Road | London | NW10

Asking price £649,950



This well-presented property offers a generous 615 square feet of living space, with a further 364 square feet of cellar/ storage space, combining modern finishes with a touch of character.

Inside, there's a spacious reception room that serves as a central living and entertaining space. Two double bedrooms provide ample accommodation, while the modern bathroom has been finished with a clean, contemporary design.

A standout feature is the private patio garden that adds real value to the home.

Located on Rainham Road, the property benefits from convenient access to local shops, green spaces, and reliable transport links.

- Two bedrooms, bathroom
- Period features
- Modern interiors
- Flat conversion style
- Wood flooring to all living areas
- Patio garden
- Convenient location

**Local Authority:** London Borough of Brent

**Council Tax Band:** C

**EPC:** C

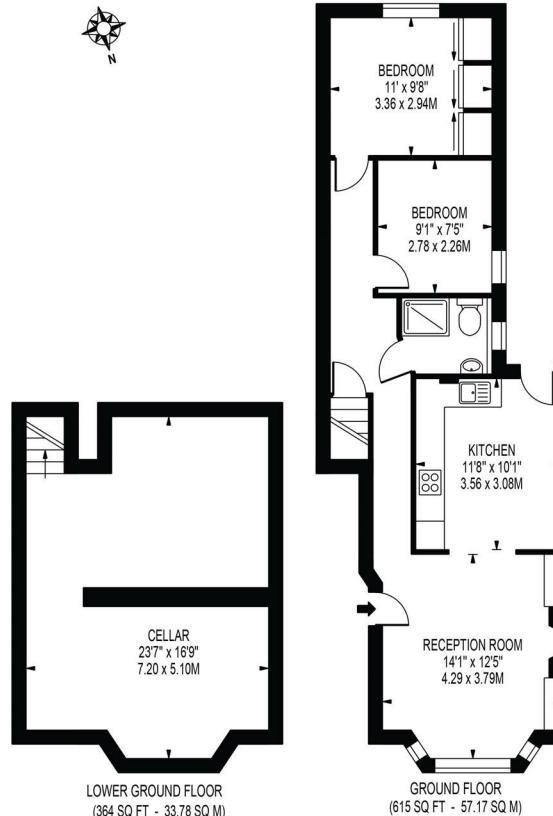
**Tenure:** Leasehold 91 years remaining





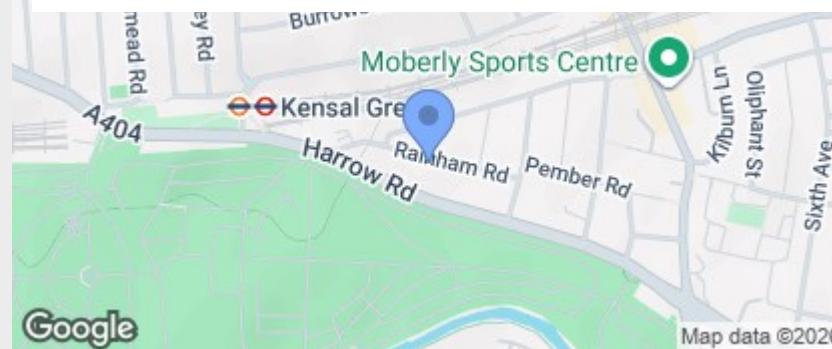


RAINHAM ROAD  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 979 SQ FT - 90.95 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus) A		91	
(B1-4) B		70	
(E9-20) C			
(S5-54) D			
(D9-54) E			
(D1-38) F			
(I-00) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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