



Rainham Road | London | NW10

Asking price £625,000



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.

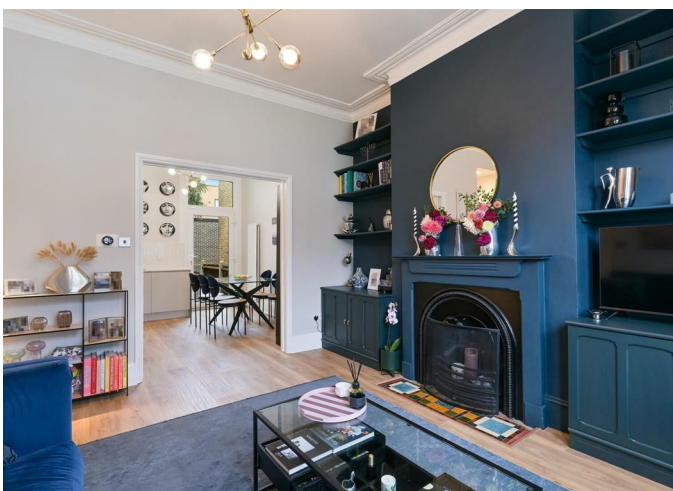
- Two bedrooms, bathroom
- Wood flooring to all living areas
- Period features
- Patio garden
- Modern interiors
- Convenient location
- Flat conversion style

Local Authority: London Borough of Brent

Council Tax Band: C

EPC: C

Tenure: Leasehold 91 years remaining

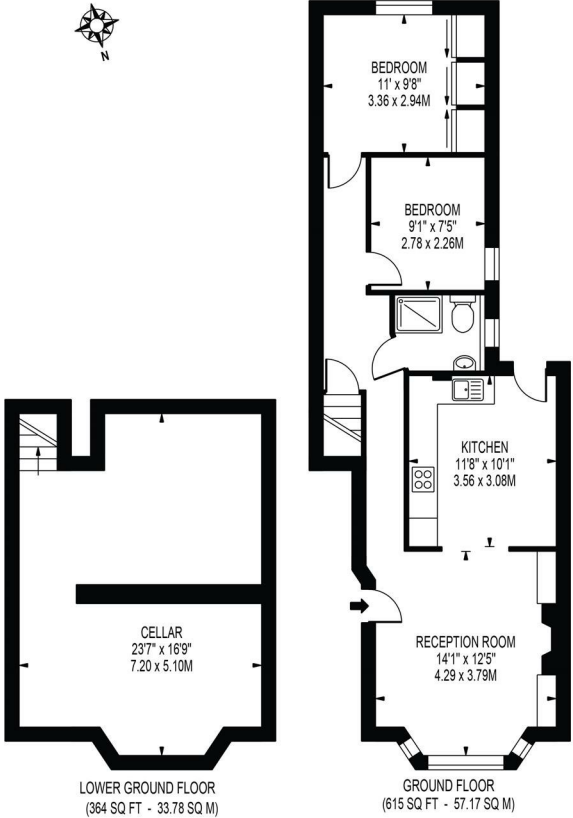






RAINHAM ROAD

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



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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			
(92-100) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			70
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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