



Rainham Road, Kensal Green

London NW10

£625,000



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A light and beautifully refurbished ground-floor flat with a stunning south-facing private garden, in the heart of the Kensal Green Triangle.

The flat has been comprehensively renovated while retaining its original Edwardian character, with exposed brick walls, plantation shutters, wood flooring and ceiling heights approaching three metres in the main living space. Air conditioning serves both the bedroom and the kitchen, and the kitchen unit has been specified to cool the whole flat, including the front reception room – a genuine rarity in stock of this age.

With two substantial living spaces, the layout is highly flexible. It is currently arranged as a one-bedroom with two receptions, but either could become a second bedroom: the dining end of the kitchen can be partitioned off, or the bay-fronted front room, which opens off the hallway, makes a fine double. A genuine two-bedroom flat is available without any structural work.

The open-plan kitchen/dining room is fully fitted, includes a dishwasher and washer-dryer, and opens directly onto the garden via French doors. The bedroom has exceptional built-in storage, with a floor-to-ceiling double-depth wardrobe and further fitted storage above the bed, while the architect-designed bathroom has a tiled walk-in shower and underfloor heating.

Outside, the south-facing garden has a side path and shed, and below the flat a fully damp-proofed cellar provides a further 350 sq ft of highly usable dry storage for suitcases, wine, camping equipment and more – a rare feature in a flat of this size.

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Chamberlayne Road and College Road's restaurants, pubs and shops are moments away, with Kensal Green (Bakerloo line) and Kensal Rise (Mildmay line) both around a five-minute walk, numerous bus routes into the West End, and Portobello Road a short walk beyond.

Council Tax band: TBD

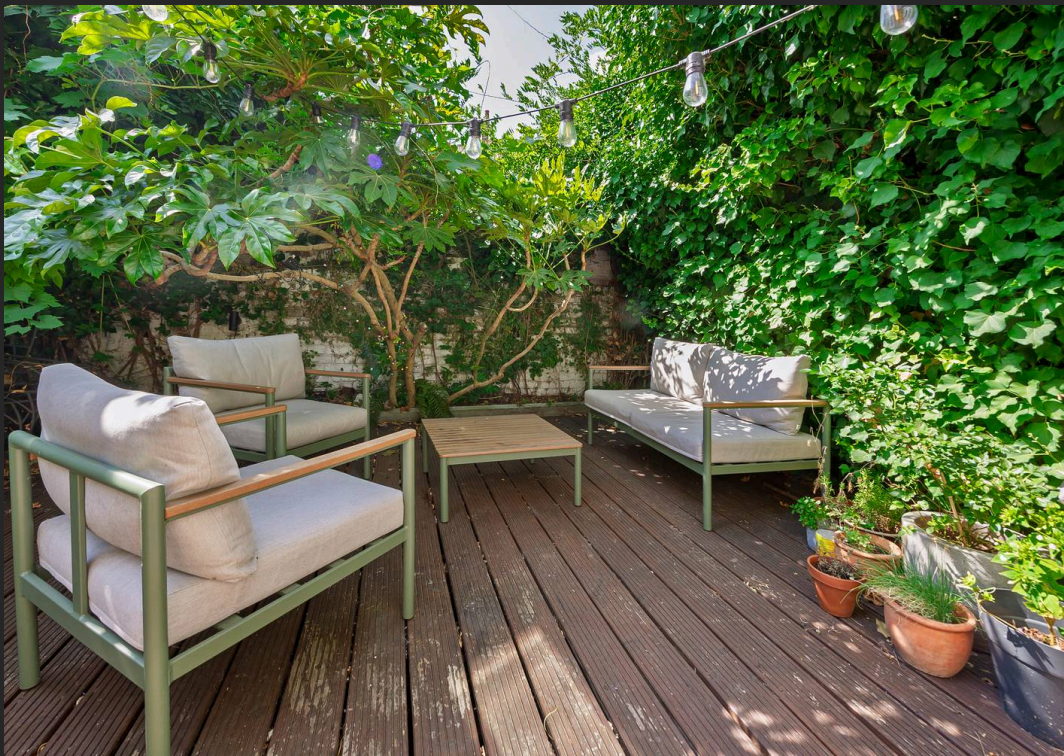
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

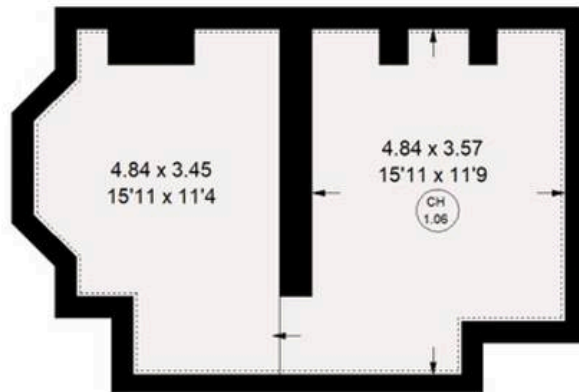
EPC Environmental Impact Rating: D

- Share of freehold





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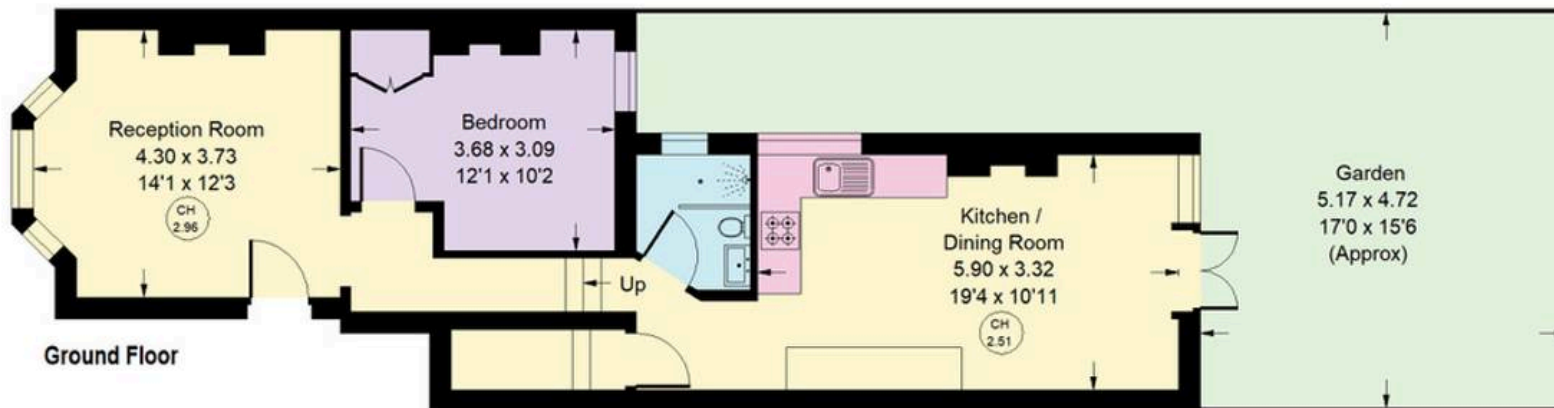


Approx Gross Internal Area
59.0 sq m / 635 sq ft
Basement = 32.4 sq m / 349 sq ft
Total = 91.4 sq m / 984 sq ft



Basement

Reduced headroom
below 1.5 m / 5'0"



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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