



# MILE



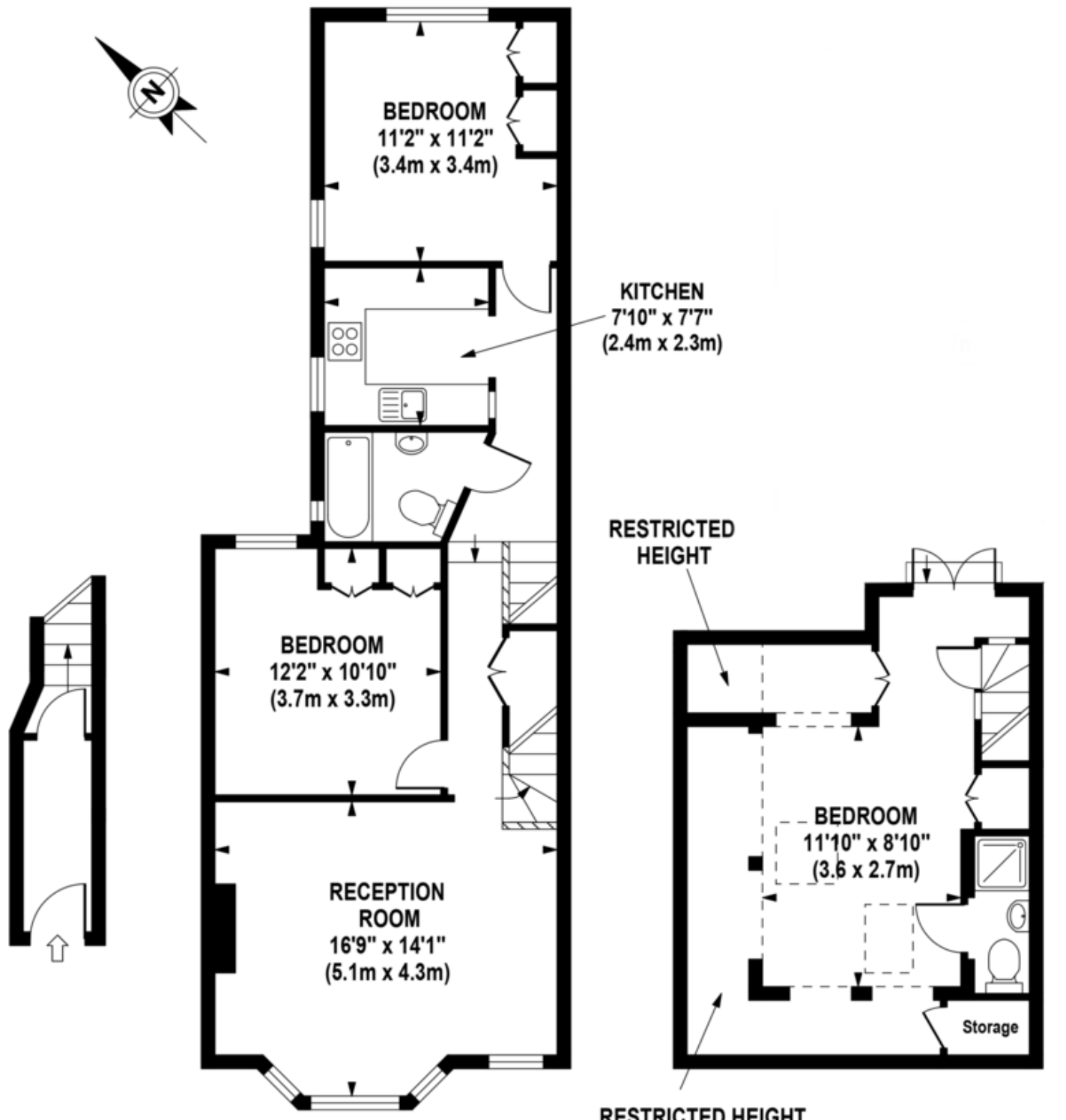
## Rainham Road, Kensal Green NW10 £655,000 Leasehold

Mile is delighted to offer on to the market this incredible three double bedroom split level apartment of over 970sq ft (appr ox.) set on the first and second floor of this semi-detached Victorian conversion. Offered in exquisite condition, the property boasts a fantastic 17ft reception room with bay windows, a contemporary separate fully fitted kitchen with high quality appliances, three double bedrooms and two modern bathrooms (one en-suite). Recently finished to a very high standard, the flat also benefits from double glazed windows with double opening, wood flooring throughout, high ceilings and an abundance of storage space and natural light. Rainham Road is an extremely popular residential road and this property is ideally located for Chamberlayne Road, College Road and Salusbury Road's many restaurants, pubs, vintage shops with Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overland) stations plus numerous bus routes.

- Incredible first floor apartment split-level
- Three double bedrooms
- Newly refurbished to a very high standard
- Long lease
- Chain free
- Ultra modern separate kitchen
- Two bathrooms (one en-suite)
- Double glazed windows with double opening
- Fantastic location
- Close to shops and transports

# Rainham Road, NW10 5DL

Approximate Gross Internal Area 970 sq ft / 90.1 sq m



**GROUND FLOOR  
ENTRANCE  
GROSS INTERNAL  
FLOOR AREA 48 SQ FT**

**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 694 SQ FT**

**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 228 SQ FT  
(EXCLUDING RESTRICTED HEIGHT)**

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

**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.