



RAINHAM ROAD, LONDON, NW10
£1,299,999 FREEHOLD

CHARMING EDWARDIAN FAMILY HOME WITH EXCEPTIONAL POTENTIAL

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

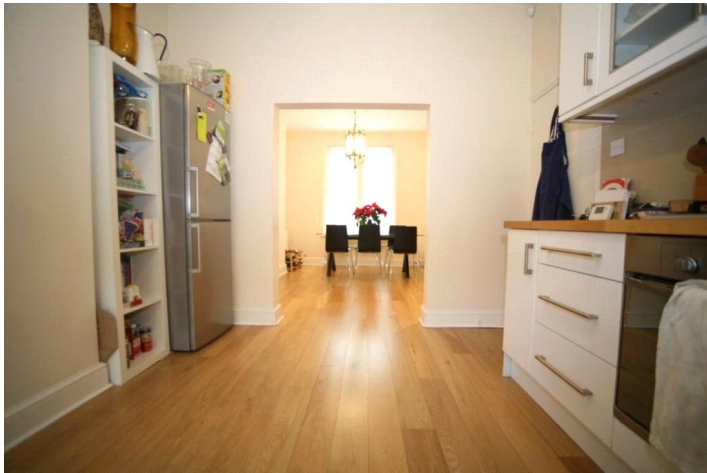
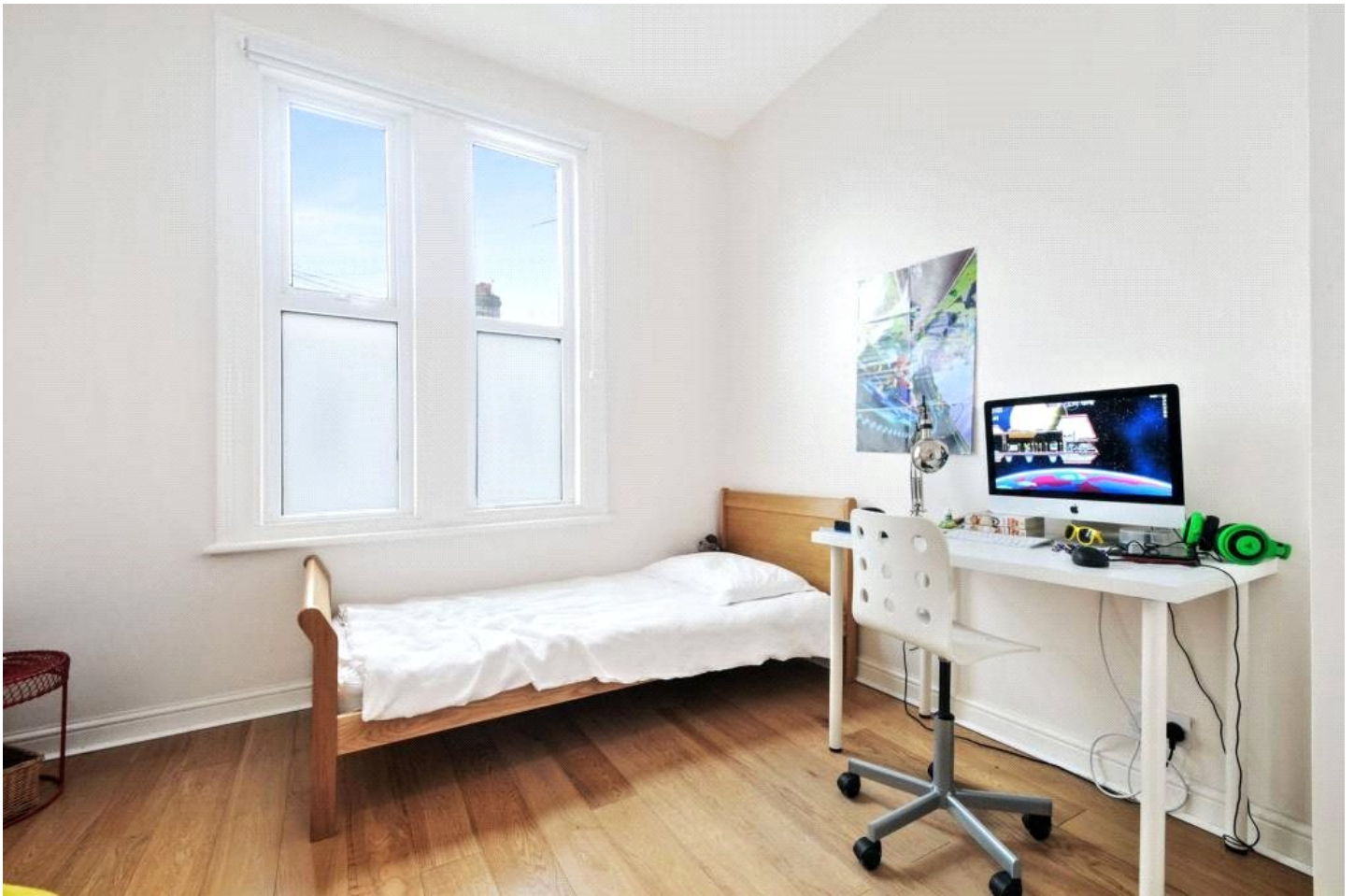
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LOCATION: Kensal Rise is a vibrant, cosmopolitan neighbourhood that offers a unique blend of charm and modernity. Popular with young professionals, creatives, and families, it boasts an eclectic mix of independent shops, trendy cafés, gastropubs, and green spaces, making it one of London's most sought-after areas. Its community vibe and excellent transport links to Central London add to its appeal. The house is within half a mile from Kensal Green Station which is serviced by the Bakerloo Line and London Overground and should fall within the catchment area for excellent local schools.

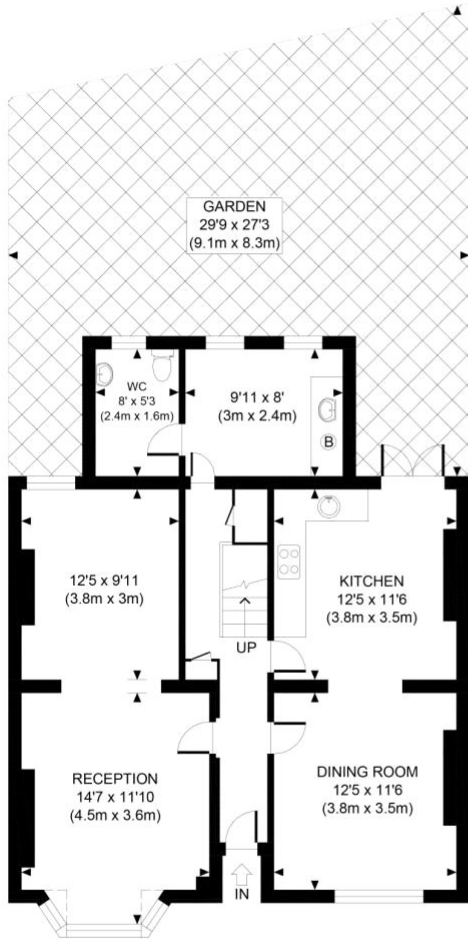


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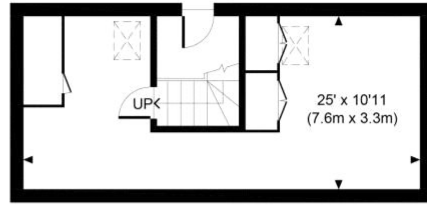


DESCRIPTION: This five-bedroom, double-fronted Victorian residence is the perfect canvas for creating your dream family home. Located in a desirable neighbourhood, this property exudes character and charm, boasting period features such as high ceilings, bay windows, and original fireplaces. Offering a generous layout across two floors, the home features five well-proportioned bedrooms, two reception rooms, a spacious kitchen/dining area, and a family bathroom. The interiors are in good condition, providing a comfortable living space as-is, while also offering ample scope for modernization and extension (subject to planning permission) to suit your personal taste and lifestyle needs. Outside, the property benefits from a private rear garden, ideal for outdoor entertaining and family life. The double-fronted facade is a standout feature, showcasing the timeless elegance of Victorian architecture. Situated within close proximity to excellent schools, local amenities, and convenient transport links, this home offers the ideal combination of location, charm, and potential. Whether you're looking to move straight in or embark on a renovation project, this property provides an exciting opportunity to create a bespoke family haven in a sought-after setting.

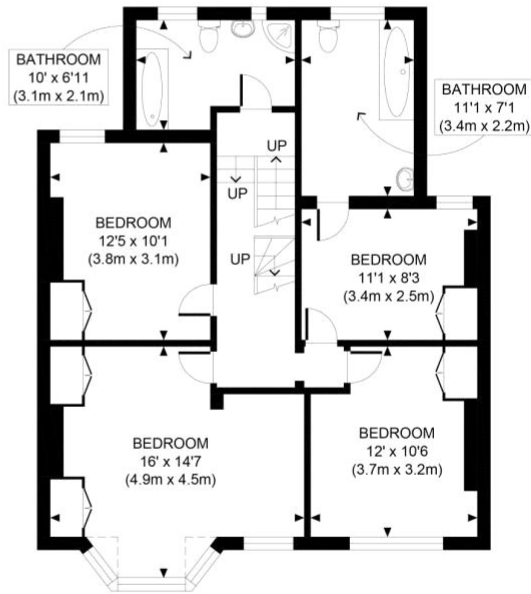




GROSS INTERNAL FLOOR AREA 831 SQ FT



TOP FLOOR GROSS INTERNAL FLOOR AREA 273 SQ FT



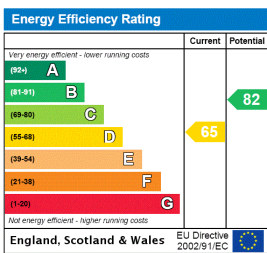
MIDDLE FLOOR GROSS INTERNAL FLOOR AREA 801 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1905 SQ FT / 177 SQM

Ref: Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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