



MOUNTGRANGE
HERITAGE



Rainham Road, NW10

£1,200 per week Fees May Apply

Superb home with private entrance and secluded south facing garden as well as three double bedrooms. The beautiful double reception space opens onto the garden and is elegantly decorated with a period fireplace as the focus of the room. Kensal Green station is two minutes' walk away offering mainline services to Euston and Bakerloo line underground. Ladbroke Grove and Queen's Park are also within walking distance.

3 Bedrooms | 1 Reception Room | 2 Bathrooms
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU
020 7221 2277

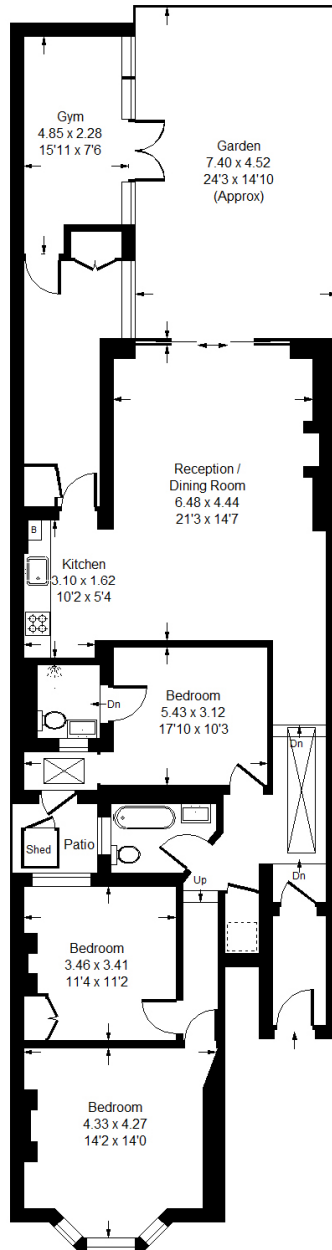
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

Rainham Road, NW10

APPROX. GROSS INTERNAL FLOOR AREA
1382 SQFT / 128.4 SQM



GROUND FLOOR

- REDUCED HEADROOM
BELOW 1.5 M / 5'0

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.

Energy performance certificate (EPC)

| | | |
|------------------------------------|---------------------------|--|
| Rainham Road LONDON NW10 5DJ | Energy rating C | Valid until: 20 August 2033 |
| | | Certificate number: 0900-1580-0422-4299-3873 |

Property type

Ground-floor maisonette

Total floor area

115 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.