



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

**Rucklidge Avenue, Willesden Junction, NW10 4PS**

**Asking Price £387,500**

Subject to Contract

- Two double bedroom maisonette
- Separate kitchen with fitted appliances
- Share of freehold
- Gas central heating
- Full width of building reception room
- Two bathrooms
- Double glazed windows

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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# Rucklidge Avenue, NW10 4PS

Approx Gross Internal Area = 63.74 sq m / 686 sq ft  
 Restricted Head Height = 6.99 sq m / 75 sq ft  
 Total = 70.73 sq m / 761 sq ft  
 = Reduced Headroom Below 1.5m / 5'0"



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**B L E U**  
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Ref :

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## Rucklidge Avenue, NW10 4PS

Recently converted maisonette with flexible options... two double bedroom, two bathroom on the first & second floor of this three storey mid terraced period house. Boasting from a share of freehold with double glazed windows and gas central heating throughout. Only a stone's throw away from the variety of local amenities at your fingertips.

The period style property offers a 761 sq ft of living/entertaining space, attractive period cornicing in a sizable full width reception room, slate fire-place, separate modern fitted kitchen, stainless steel appliances, rear double bedroom with double aspect windows, additional bedroom on the second floor with en suite bathroom and family bathroom with white coloured three piece bathroom suite combined W.C and picture rail.

Situated in a long Avenue within easy reach of a variety of shops, supermarkets, trendy bars/cafes, and restaurants. Within walking distance to Willesden Junction offering numerous transport links including both under and overground trains and the local neighbourhood park.



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