



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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 £399,950**

Subject to Contract

- Two bedroom apartment
- Private rear garden
- Extended rear lounge/kitchen/diner
- High ceilings & timber style floors
- Share of freehold

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

Extended well proportioned apartment... direct access from an extended full width private rear garden converted out of this period style house. Benefiting from timber style flooring 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 671 sq. ft living/entertaining space consisting of large full width lounge/kitchen/diner, two double bedrooms and family bathroom.

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 neighborhood's park.

## Rucklidge Avenue, NW10 4PS

Approx. Gross Internal Area = 56.4 sq m / 607 sq ft

Shed = 6.0 sq m / 64 sq ft

Total = 62.4 sq m / 671 sq ft



**BLEU PLAN**

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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