



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Rucklidge Avenue, London, NW10 4QA

Asking Price £499,950

Subject to Contract

- Two/three bedrooms
- Freehold
- Off street parking
- Chain Free
- Two storey house with loft potential
- Private patio garden
- Within walking distance of Willesden Junction train



Rucklidge Avenue, NW10 4QA

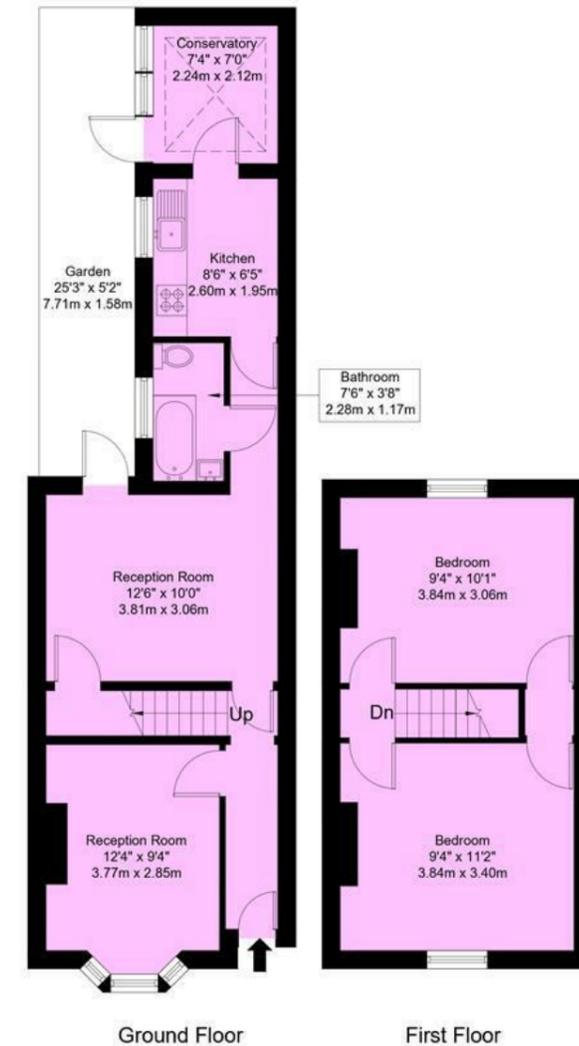
With Spring approaching, this property's little suntrap of a walled garden is perfect for capturing the oncoming warm seasons, directly accessed from two living areas... delightful mid-terraced period-style two-storey house which offers a blank canvas for personalisation. As well as the private rear patio garden, the property features off-street parking and the potential to convert the loft into an additional room, subject to the usual consents. Spanning over 786 sq. Ft. of living space, the home provides spacious and flexible accommodation across two floors."

The property benefits from double-glazed windows throughout and gas central heating, ensuring comfort throughout the year. On the ground floor, there is a bright lounge with doors opening directly onto the private garden, a separate reception room with a bay window which can serve as a third bedroom, and a spacious eat-in kitchen with access to a conservatory. The family bathroom includes a combined W.C. Upstairs, the first floor offers two generous double bedrooms, with the loft room on the second floor.

Situated on a long avenue within walking distance to Willesden Junction Station (Zone 2) and Crossrail links, the location offers excellent connectivity via both Overground and Underground services. Residents will also enjoy convenient access to a variety of shops, supermarkets, trendy bars, cafés, restaurants, and the local neighbourhood park, providing excellent options for leisure and daily amenities. This property represents an ideal opportunity for buyers looking to create their dream home with scope to extend and add value.

Rucklidge Avenue, NW10 4QA

Approx Gross Internal Area = 73.03 sq m / 786 sq ft



Ref :

Copyright **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. 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. Copyright © BleuPlan

Tenure Freehold

Price Asking Price £499,950 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989