



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

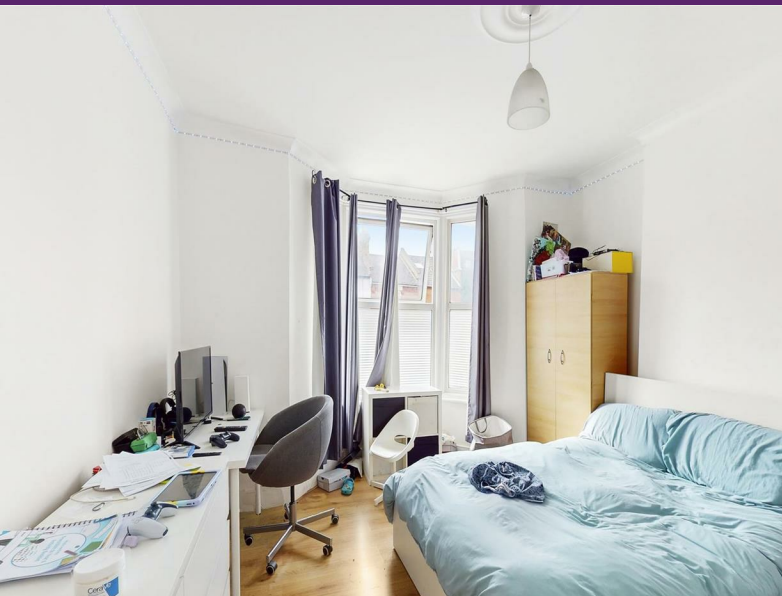
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Rucklidge Avenue, Willesden Junction, NW10 4PS

Asking Price £420,000

Subject to Contract

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



Rucklidge Avenue, NW10 4PS

Extended well proportioned apartment... direct access from an extended full width lounge/kitchen with direct access to own 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.

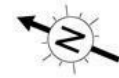
Situated in a long Avenue within easy reach of a variety of shops, supermarkets, trendy bars/cafes, and restaurants. Within walking distance to Willesden Junction offering numerous transport links including both under and overground trains and the local neighborhood's park.

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



Ref

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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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Tenure Leasehold - Share of Freehold

Price Asking Price £420,000 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