



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		
Not energy efficient - higher running costs		
		84
	63	
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 £565,000

Subject to Contract

- Loft & rear extended six rooms
- Three bathrooms
- Off street parking
- Roof terrace

- Lounge with open plan kitchen
- Within walking distance of Willesden Junction station
- Rear garden area
- Freehold



Rucklidge Avenue, NW10 4QA

Off street parking on this charming Victorian terraced house has been thoughtfully extended to both the rear and the loft, offering generous living space throughout. The property features two spacious double reception rooms, a bright open-plan kitchen, and five well-proportioned bedrooms—ideal for families or professionals seeking flexibility and comfort.

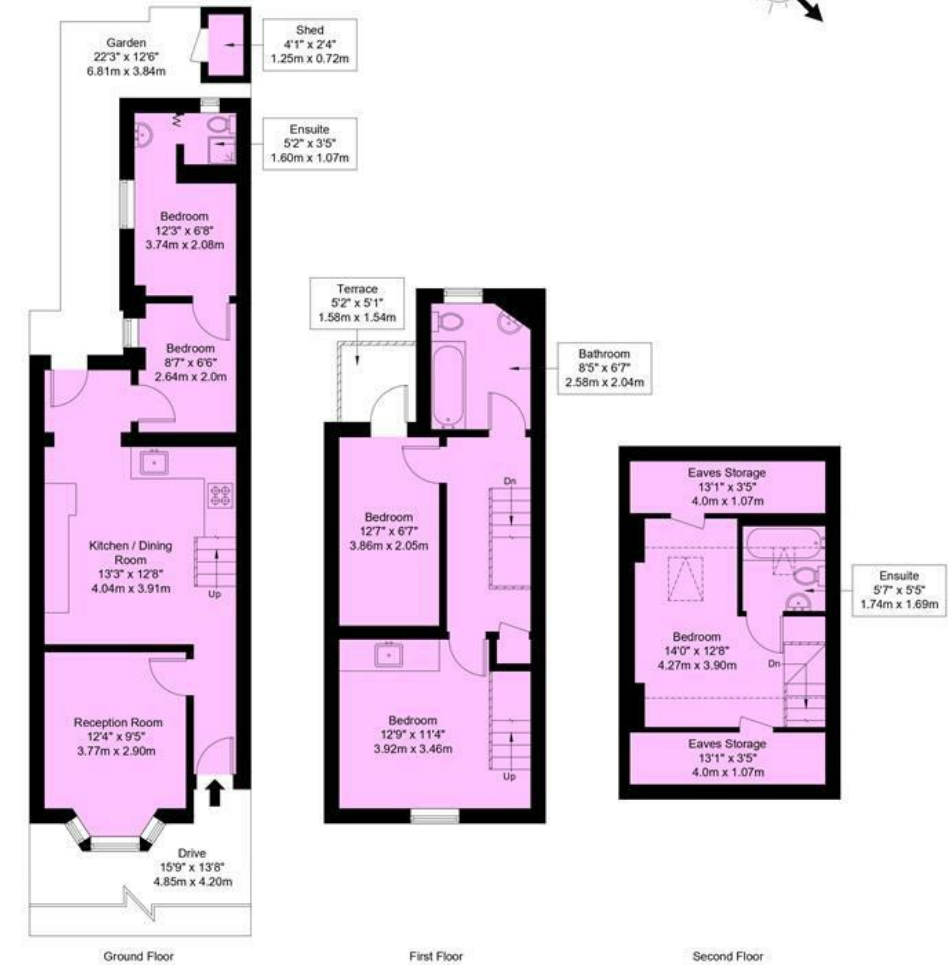
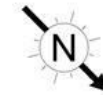
To the rear, a private south-west facing patio which provides a quiet inviting outdoor retreat, perfect for relaxing or entertaining guests.

Ideally situated just a short stroll from Willesden Junction station, the home benefits from excellent transport links via the Overground and Bakerloo Line, ensuring easy access into central London and beyond. A wide range of local amenities, shops, and cafés are also nearby, adding to the convenience and vibrant lifestyle this location offers.

Rucklidge Avenue, NW10 4QA

Approx Gross Internal Area = 93.29 sq m / 1004 sq ft
 RHH/ Eaves Storage = 14.02 sq m / 151 sq ft
 Terrace = 2.43 sq m / 26 sq ft
 Total = 109.74 sq m / 1181 sq ft

= Reduced Headroom Below 1.5m / 5'0



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 £565,000 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