

**Rucklidge Avenue, London, NW10 4PS**

**Asking Price £550,000**

Subject to Contract

- Family house with extension potential
- Private rear gardens
- Freehold
- Converted into two two bedroom apartments
- Close to local amenities

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

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

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.



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

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

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



## Rucklidge Avenue, NW10 4PS

Opportunity to acquire the freehold of either two apartments or a substantial family home, currently arranged as two self-contained two-bedroom apartments. The property offers excellent potential to enhance capital value or reconvert into a single family residence (subject to the usual consents).

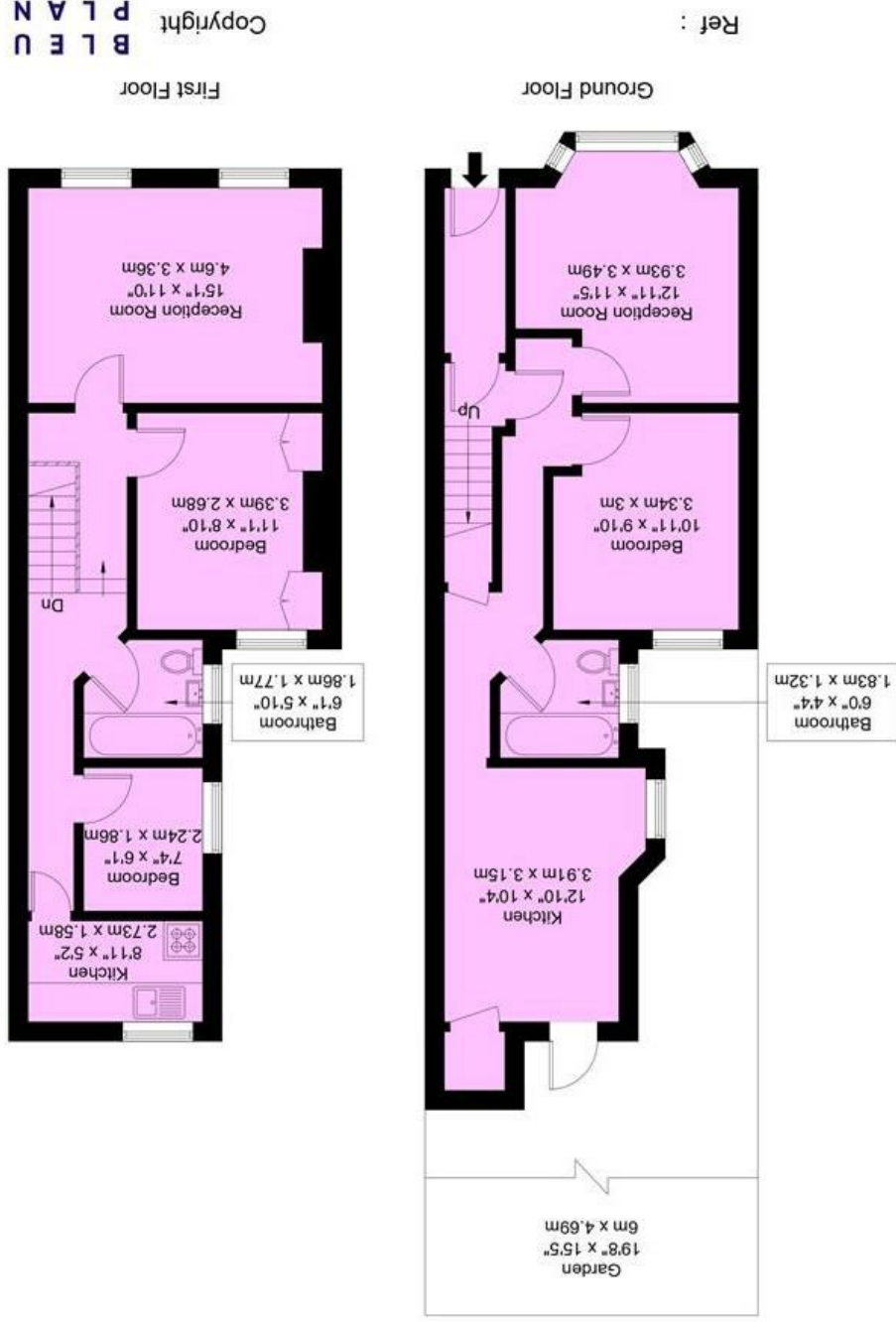
The building is sold with the freehold interest, benefits from a private garden, and features gas central heating throughout. Ideally located just moments from a wide range of local amenities, all within easy reach.

This attractive period property provides approximately 540 sq ft on the ground floor and 533 sq ft on the first floor, offering generous living and entertaining space. The ground floor enjoys pleasant views over the garden, with further potential to extend into the loft and to the rear (subject to planning permission).

Set on a quiet, tree-lined avenue, the property is conveniently positioned close to shops, supermarkets, popular cafés, bars, and restaurants. Willesden Junction station is within walking distance, providing excellent Overground and Underground transport links, as well as easy access to the local park.

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Approx Gross Internal Area = 99.7 sq m / 1073 sq ft



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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