

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
67	

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, London, NW10 4QA

Asking Price £519,950

Subject to Contract

- Two double bedrooms third potential in loft plus • Eat in kitchen bathroom
- Private rear garden
- Freehold
- No chain

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.



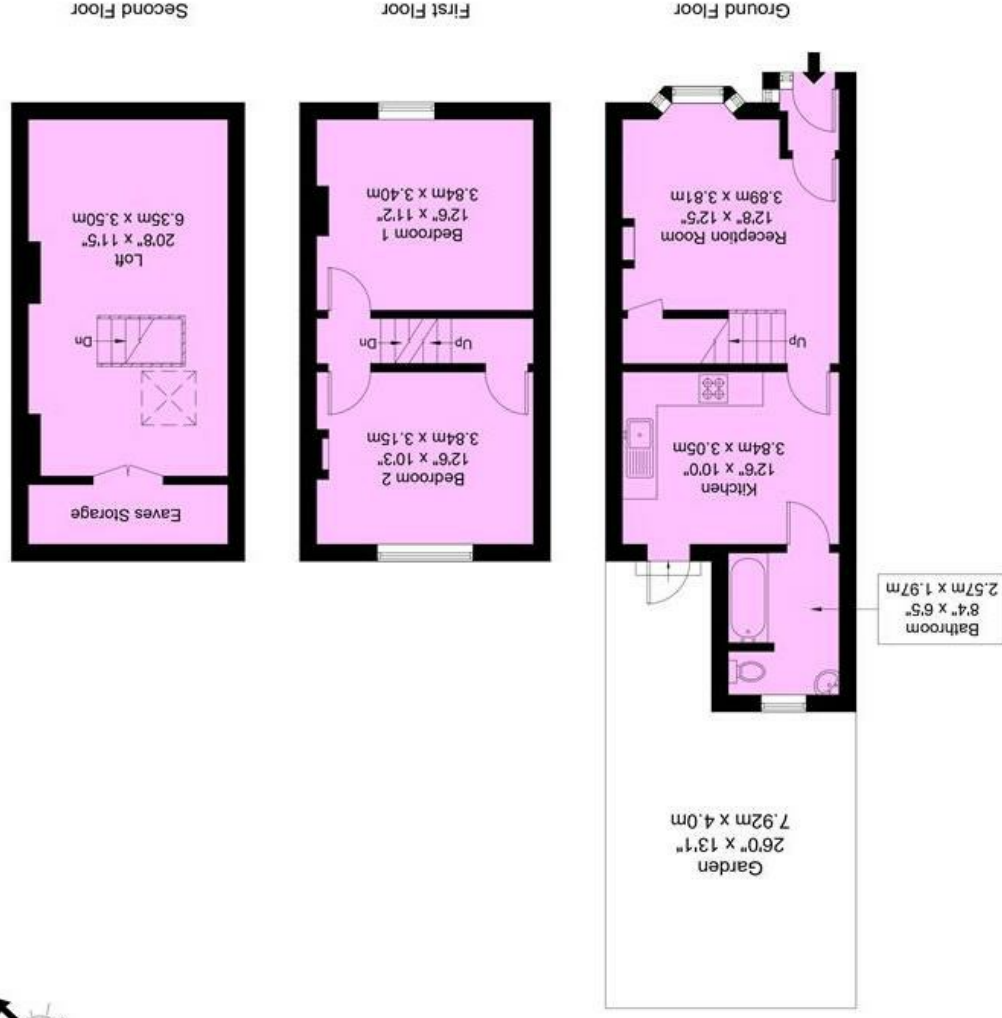
Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

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 4QA

Approx Gross Internal Area = 87.3 sq m / 940 sq ft  
 Garden = 26.02 sq m / 280 sq ft  
 Total = 113.32 sq m / 1220 sq ft



BLEU  
 PLAN  
 Copyright

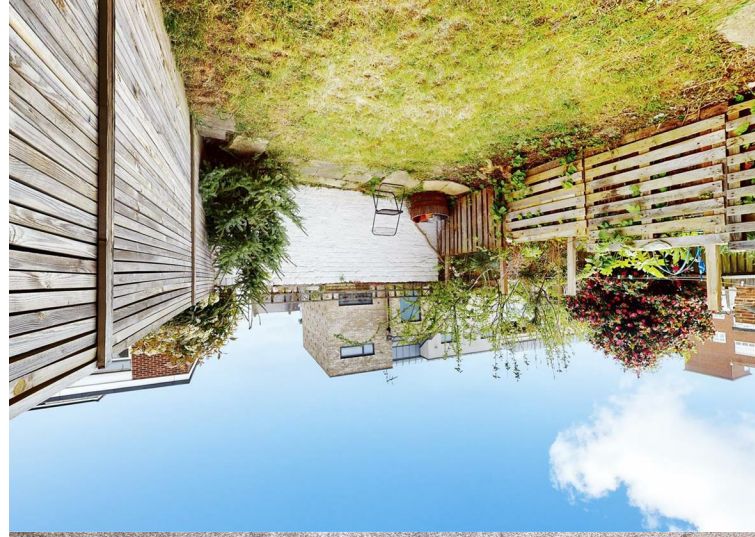
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied 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

## Rucklidge Avenue, NW10 4QA

Unique with off street parking... two bedroom with private rear garden, set in this mid terraced period style two storey house with fold down ladder to insulated top floor with Velux windows. Subject to the usual consent could be extended to another floor and rear adding another bedroom and possibly bathroom.

The property offers over 850 sq. ft. of living space over three floors, with double glazed windows throughout and gas central heating, comprising of open fireplaces in reception rooms not bay window, two bedrooms at present, depending on your requirements, modern family bathroom combined W.C, and door leading out to garden from eat in kitchen with compound worktops on white lacquered fitted kitchen.

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 neighbourhood park.



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