

TO BE SOLD AT ALLSOP AUCTION
21ST & 22ND MAY 2025 - UNLESS SOLD PRIOR

62 AND 64 RUCKLIDGE AVENUE

LONDON NW10 4PS



FREEHOLD RESIDENTIAL INVESTMENT

- An opportunity to acquire 12 self-contained flats which have been recently refurbished to a high standard.
- The property is located 0.4 miles from Willesden Junction Station (Bakerloo Line and Overground).
- 62 Rucklidge Avenue comprises 3 x studios and 3 x 1 bedroom flats.
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- GIA - 3,254 sq ft.
- Being sold with the benefit of vacant possession.
- The ERV based off the LHA rates equates to £206,787 pa.
- Freehold.
- **Guide Price - Offers In Excess Of £1,600,000 (One Million Six Hundred Thousand Pounds), which equates to a low capital value of £492 psf and a Reversionary Yield of 12.92% based off the LHA rates.**

ACCOMODATION SCHEDULE

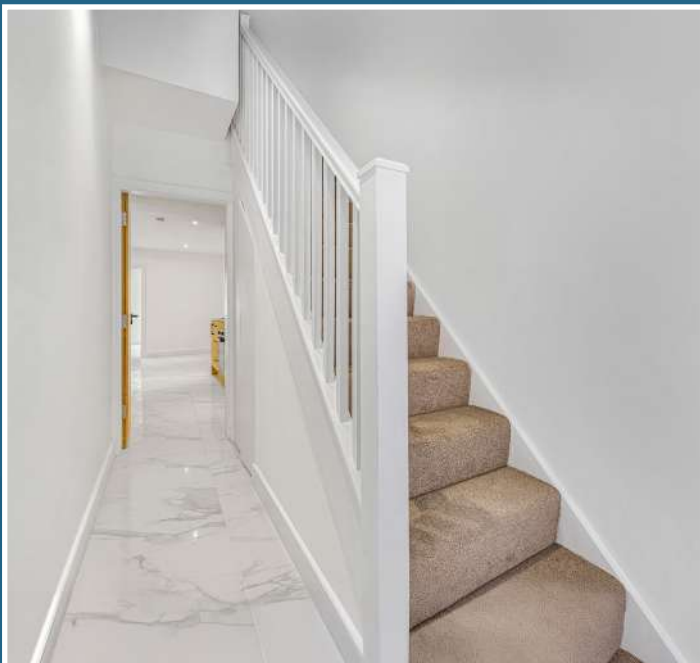
62 Rucklidge Avenue, London, NW10 4PS

UNIT	DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Flat 1	1	23	245
Flat 2	1	34	367
Flat 3	Studio	14	155
Flat 4	1	25	273
Flat 5	Studio	11	119
Flat 6	Studio	20	219
TOTAL		128	1,378

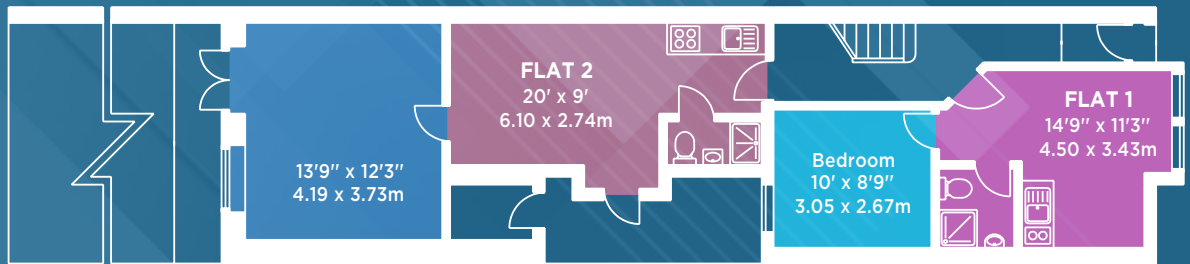
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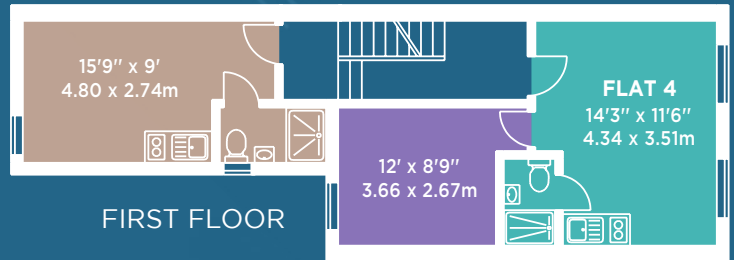




FLOORPLANS



GROUND FLOOR

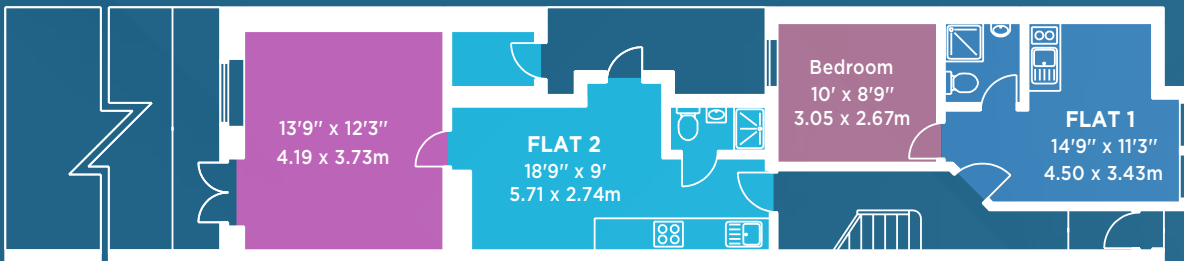


FIRST FLOOR

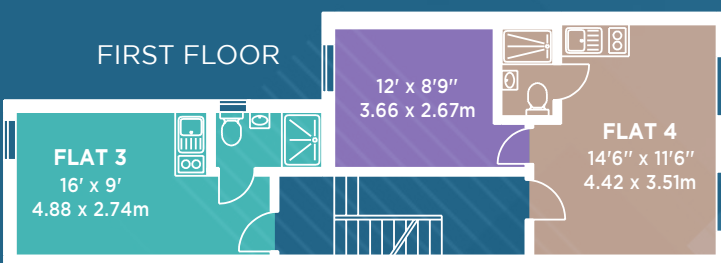
**62 RUCKLIDGE AVENUE,
LONDON, NW10 4PS**



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

**64 RUCKLIDGE AVENUE
LONDON, NW10 4PS**



SECOND FLOOR

LOCATION

HARLESDEN

Harlesden is located about 6 miles (10 km) northwest of central London, within the London Borough of Brent. Willesden Junction Station is just an 8-minute walk from Rucklidge Avenue, providing convenient access to London Underground and Overground services, as well as National Rail.



The street is well-connected to several notable driving routes in the NW10 area. Key routes are the A406 North Circular Road as well as the A40 Western Avenue.



The property is situated 0.4 miles from Willesden Junction (Bakerloo Line and Overground) Station, providing frequent train services to King's Cross St Pancras, London, in under 25 minutes and Liverpool Street Station in 35 minutes.



Heathrow airport is within a 45-minute drive from the property, 16.3 miles via the M25.



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TENURE

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PROPOSAL

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CONTACT

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