



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			

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			

Rucklidge Avenue, Willesden Junction, NW10 4PS

Asking Price £720,000

Subject to Contract

- Two, two bedroom flats at present, could be converted back into a house
- Private rear garden
- Off street parking
- Capital growth potential

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 purchase two apartments or house... presently converted into two, two bedroom apartments with the potential of increasing capital value or converting back into a house. The building is being sold with freehold interest, 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 on the ground and 607 sq. ft on the first floor living/entertaining space. Delightful views over the garden accessed via an extended full width lounge/kitchen/diner to rear.

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 neighbourhoods park.

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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



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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