



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 <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		

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.



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

**Asking Price £550,000**

Subject to Contract

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

If these are an aspect of particular importance, you should consider the implications of this for your own representation of the property.

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

This attractive period property provides approximately 540 sq ft on the ground floor and 53 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).

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.

Upportunity to acquire the treenoid 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 convert into a single family residence (subject to the usual consents).

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