



Rucklidge Avenue, London NW10

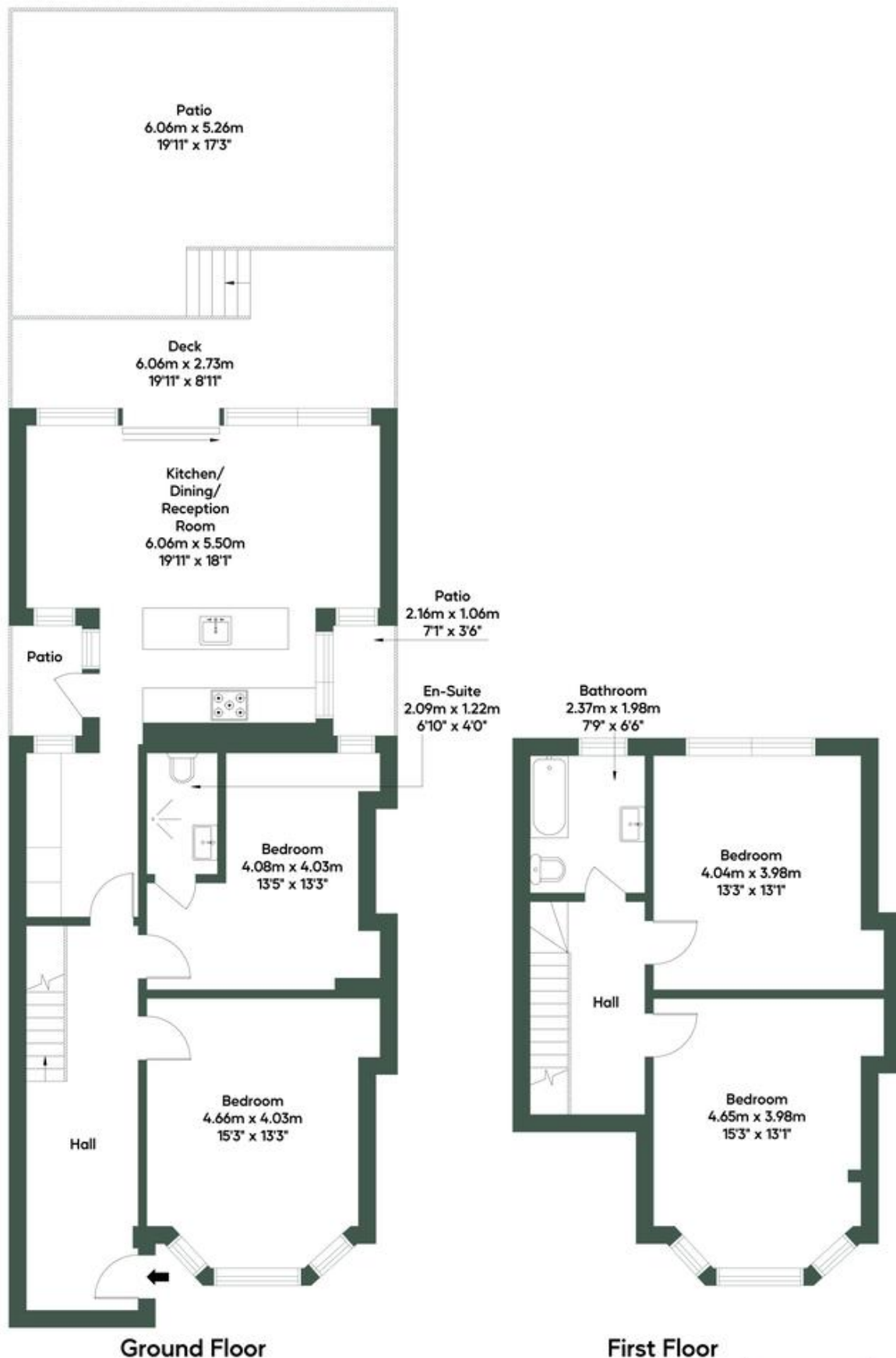
£585,000 Leasehold

This fantastic and unusual property offers ample of living-space and comprises of a superb 20ft reception room / open-plan kitchen with modern appliances, a great utility room, four double bedrooms (two on each floors) and two bathrooms (one en-suite). The lounge has been architecturally designed with its two beautiful light wells and sliding doors leading onto a 25ft (approx.) split-level garden with one part decking and the other turf. This beautiful home is offered in excellent condition and also benefits from two entrances (one being its own entrance), carpet throughout, double glazed windows, high ceiling and an abundance of storage and natural light. Sold chain free & leasehold. Rucklidge Avenue is within easy reach of Kensal Green and Willesden Junction (Bakerloo line and Overground) and Kensal Rise (overland) stations as well as the numerous coffee shops, restaurants, gastro pubs and shopping amenities of Park Parade, Kensal Rise, Kensal Green, Ladbroke Grove and Notting Hill.

- **Fantastic garden maisonette**
- **Four double bedrooms / two bathrooms**
- **Great 19ft split-level garden**
- **Excellent condition**
- **Leasehold (180 years) / chain free**
- **1,354sq ft of living space split over two floors**
- **Amazing 20ft lounge / kitchen / diner**
- **Own entrance**
- **Fantastic location**
- **Close to shops and transports**

RUCKLIDGE AVENUE, NW10

Approximate Gross Internal Area = 125.79 sq.m / 1354 sq.ft



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This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.