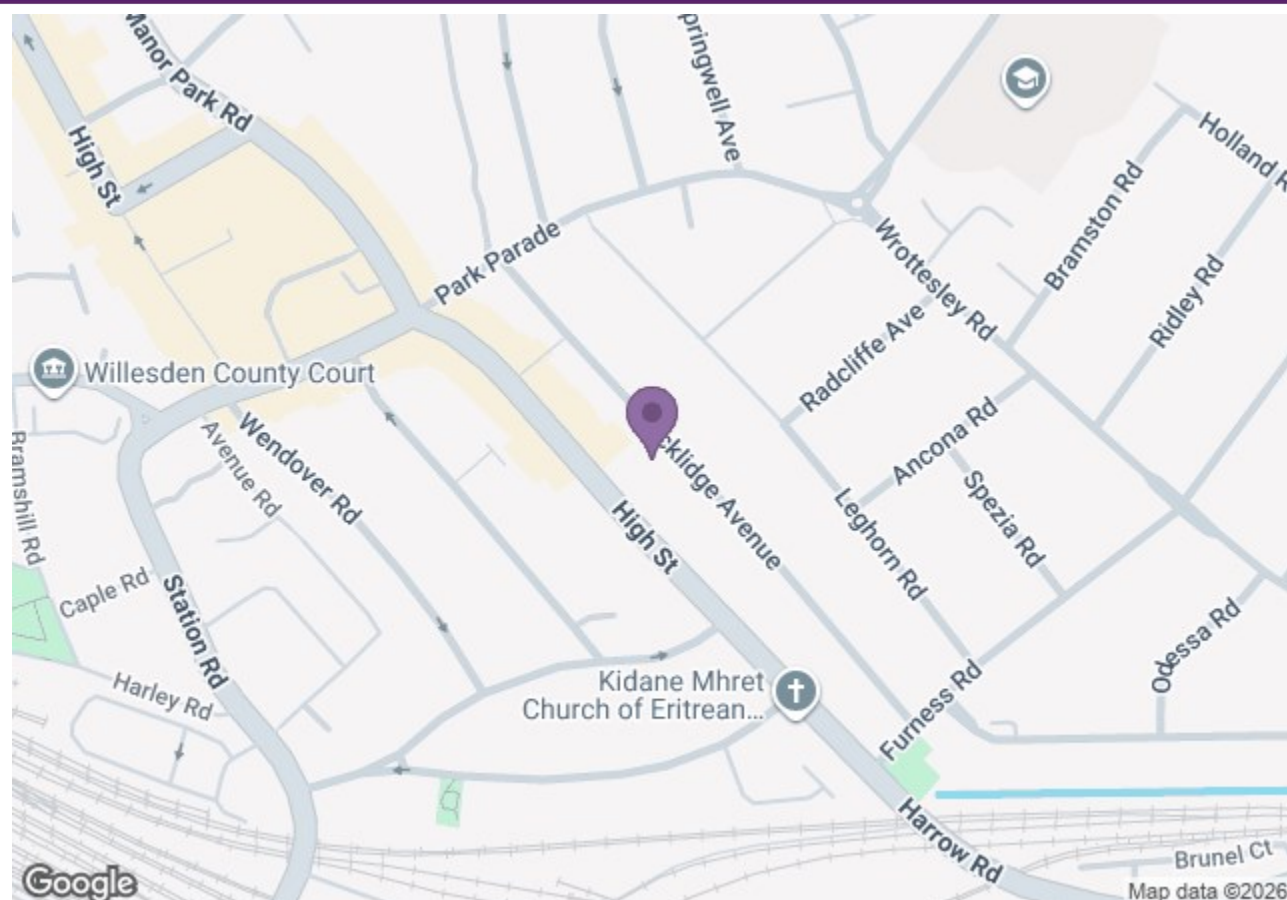




Rucklidge Avenue, London, NW10 4QA

Asking Price £545,000

Subject to Contract

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		
	63	84

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		

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.

- Loft & rear extended six rooms
- Three bathrooms
- Off street parking
- Roof terrace

- Lounge with open plan kitchen
- Within walking distance of Willesden Junction station
- Rear garden area
- Freehold



Rucklidge Avenue, NW10 4QA

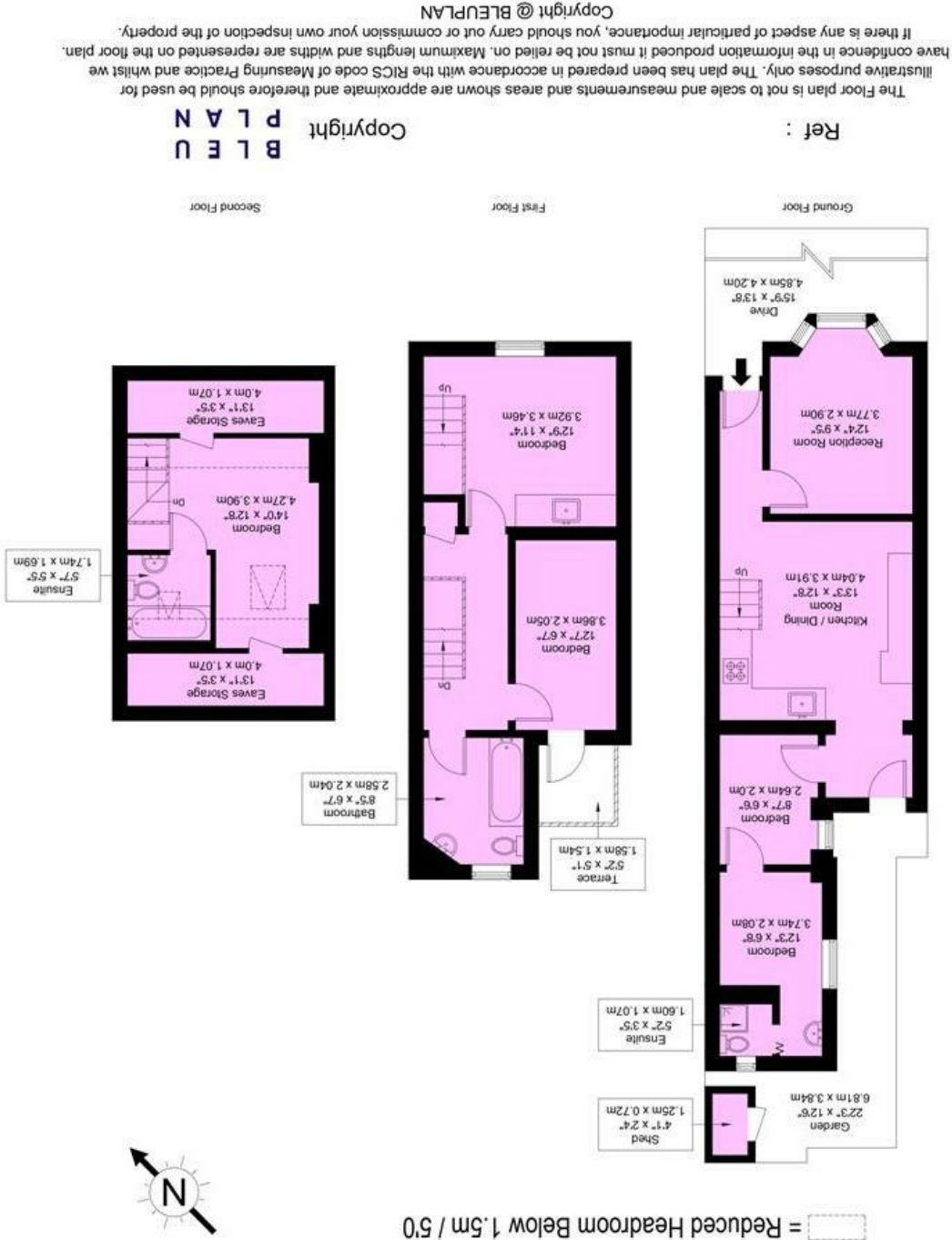
Off street parking on this charming Victorian terraced house has been thoughtfully extended to both the rear and the loft, offering generous living space throughout. The property features two spacious double reception rooms, a bright open-plan kitchen, and five well-proportioned bedrooms—ideal for families or professionals seeking flexibility and comfort.

To the rear, a private south-west facing patio which provides a quiet inviting outdoor retreat, perfect for relaxing or entertaining guests.

Ideally situated just a short stroll from Willesden Junction station, the home benefits from excellent transport links via the Overground and Bakerloo Line, ensuring easy access into central London and beyond. A wide range of local amenities, shops, and cafés are also nearby, adding to the convenience and vibrant lifestyle this location offers.

Rucklidge Avenue, NW10 4QA

Approx Gross Internal Area = 93.29 sq m / 1004 sq ft
RHH/ Eaves Storage = 14.02 sq m / 151 sq ft
Terrace = 2.43 sq m / 26 sq ft
Total = 109.74 sq m / 1181 sq ft
= Reduced Headroom Below 1.5m / 5'0"



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

Email: mail@warwickestateagency.co.uk
Tel: +44 (0)20 8960 9988
Fax: +44 (0)20 8960 9989

