



Rucklidge Avenue, London, NW10 4QA

Asking Price £565,000

Subject to Contract

| Energy Efficiency Rating                           |           |           |                            |
|----------------------------------------------------|-----------|-----------|----------------------------|
|                                                    | Current   | Potential |                            |
| <i>Very energy efficient - lower running costs</i> |           |           |                            |
| (92 plus) <b>A</b>                                 |           | <b>84</b> |                            |
| (81-91) <b>B</b>                                   |           |           |                            |
| (69-80) <b>C</b>                                   |           |           |                            |
| (55-68) <b>D</b>                                   | <b>63</b> |           |                            |
| (39-54) <b>E</b>                                   |           |           |                            |
| (21-38) <b>F</b>                                   |           |           |                            |
| (1-20) <b>G</b>                                    |           |           |                            |
| <i>Not energy efficient - higher running costs</i> |           |           |                            |
| England & Wales                                    |           |           | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                               |
|-----------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO2 emissions |         |                                                                                                               |
| (92 plus) A                                         |         |                                                                                                               |
| (81-91) B                                           |         |                                                                                                               |
| (69-80) C                                           |         |                                                                                                               |
| (55-68) D                                           |         |                                                                                                               |
| (39-54) E                                           |         |                                                                                                               |
| (21-38) F                                           |         |                                                                                                               |
| (1-20) G                                            |         |                                                                                                               |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                               |
| England & Wales                                     |         | EU Directive 2002/91/EC  |

- 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.

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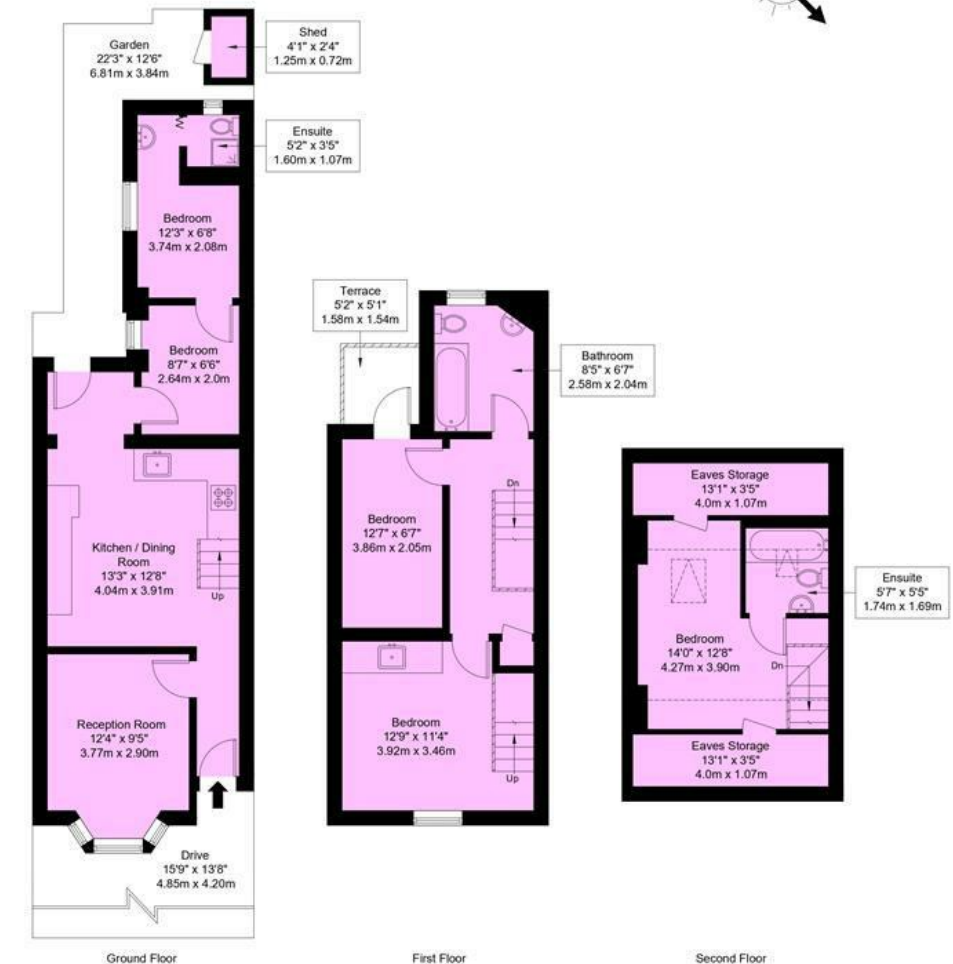
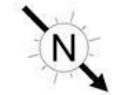
Approx Gross Internal Area = 93.29 sq m / 1004 sq ft

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



Ref :

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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

**Tenure** Freehold

**Price** Asking Price £565,000 Subject to Contract

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