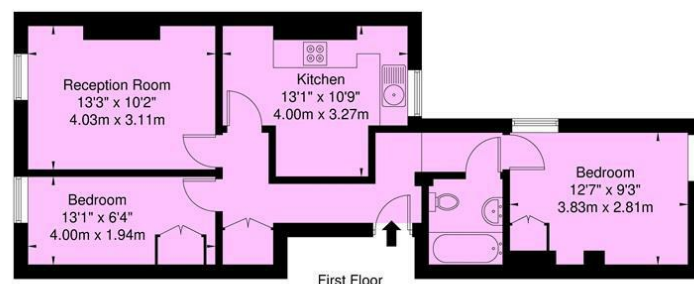


**Rucklidge Avenue, NW10 4PS**

Approx. Gross Internal Area = 56.4 sq m / 607 sq ft



First Floor

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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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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**Rucklidge Avenue, Willesden Junction, NW10 4PS**

**Asking Price £720,000**

Subject to Contract

**Energy Efficiency Rating**

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

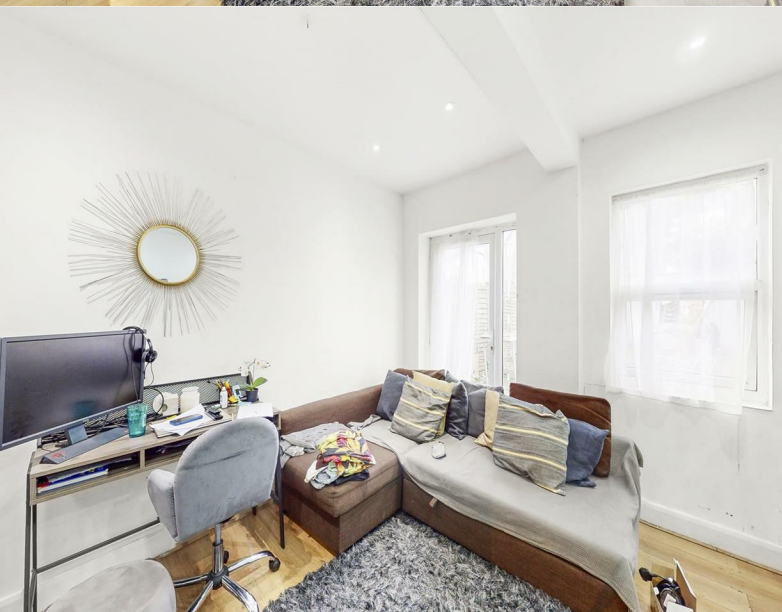
**Environmental Impact (CO<sub>2</sub>) Rating**

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

- Two, two bedroom flats at present, could be converted back into a house
- Off street parking

- Private rear garden
- Capital growth potential





### 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.

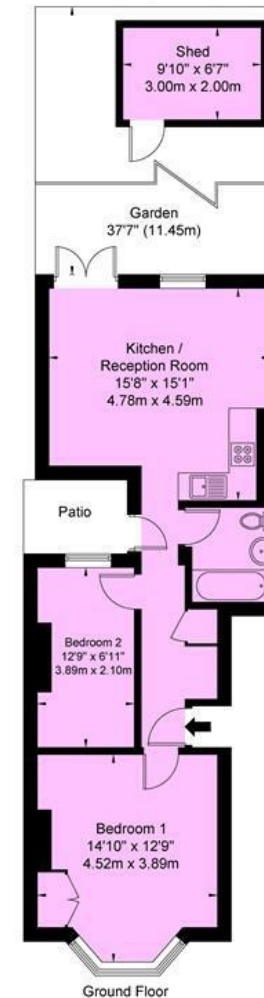
Situated in a long Avenue within easy reach of a variety of shops, supermarkets, trendy bars/cafes, and restaurants. Within walking distance to Willesden Junction offering numerous transport links including both under and overground trains and the local neighbourhoods park.

### Rucklidge Avenue, NW10 4PS

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



Ref

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**Tenure** Freehold

**Price** Asking Price £720,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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