



RUCKLIDGE AVENUE, LONDON, NW10
£575,000 FREEHOLD

**NEWLY DECORATED THREE BEDROOM FAMILY HOME,
WITH OFF STREET PARKING AND NO UPPER CHAIN.**

Kensal & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

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LOCATION:

Rucklidge Avenue is situated within close proximity of Willesden Junction Station (Overground & Bakerloo Line). There are also an array of popular coffee shops, delis and gastropubs along Park Parade as well as in Kensal Green.





DESCRIPTION:

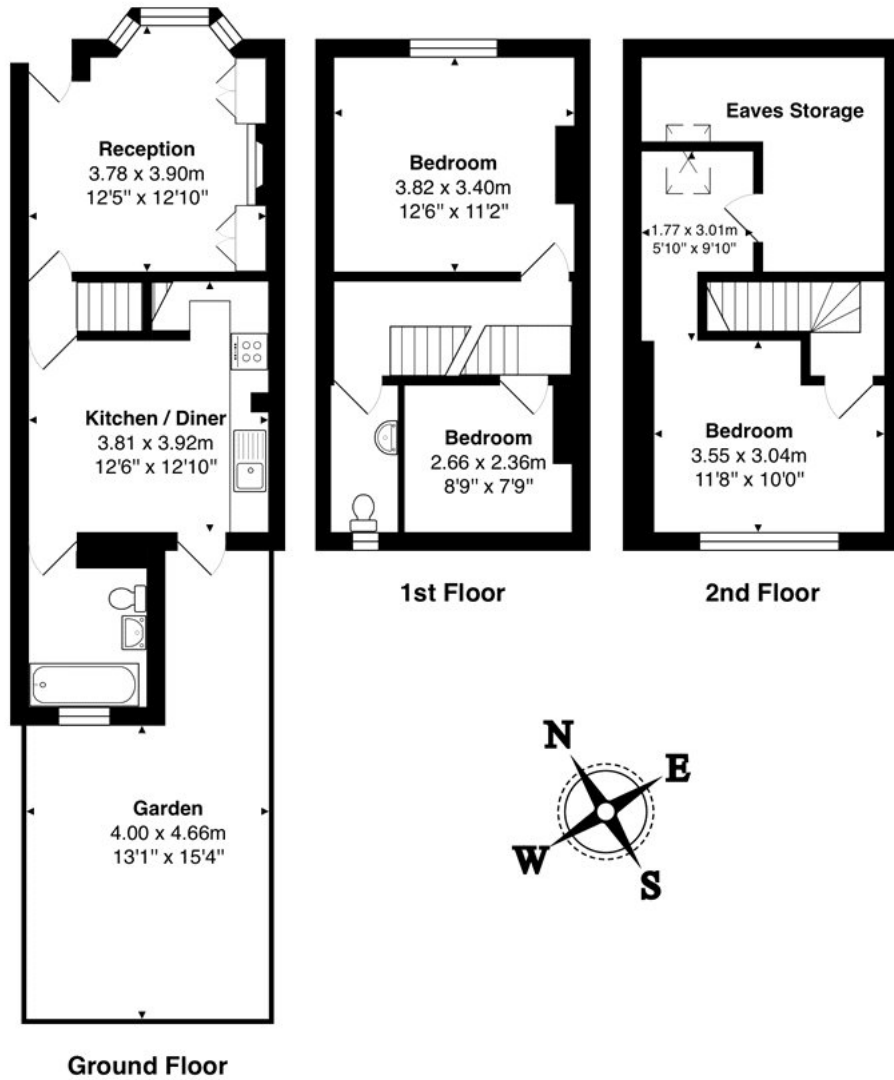
A recently decorated three bedroom family home, spread over three floors. The ground floor comprises of an open reception with feature chimney and built in joinery. At the rear of the property you will find a large eat in kitchen with direct access to the rear garden and a downstairs three piece bathroom suite. The garden is low maintenance and a great sun trap being south-west facing.

On the first floor two bedrooms - one being the principle room and the other a smaller double. There is also an additional WC. On the top floor is another double bedroom with ample eaves storage.

The property further benefits from off street parking and no upper chain.

Tenure: Freehold

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Total Area: 82.3 m² ... 886 ft² (excluding garden, eaves storage)
 All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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