



Rucklidge Avenue, London, NW10

£875,000 *Freehold*



A wonderful and fully extended, four bedroom family home, close to local amenities, major transport links and Schools.

KEY FEATURES

- FULLY EXTENDED
- FREEHOLD
- FOUR BEDROOMS
- GUEST WC
- CLOSE TO BAKERLOO & OVERGROUND
- CATCHMENT FOR LOCAL SCHOOLS



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

This wonderful family home has been fully extended and is spread over three floors and 1,594 sqft. There is a fantastic double loft conversion which is the principle bedroom with ample storage, and separate bathroom with shower enclosure and walk in wardrobe/dressing area.

On the first floor you will find three double bedrooms, with the largest benefitting from built in wardrobes and feature fire place. The family bathroom is a three piece suite. On the ground floor, there is a double reception and dining room with bespoke joinery in the alcoves. Off

the front hallway, you will find a separate guest WC.

Finally, to the rear of the property is a spacious kitchen with both side return and rear extension with direct access via full height sliding doors on to the garden. This space is flooded with natural light and it's a wonderful entertaining area.

The garden is paved and therefore low maintenance. Viewing of this property comes highly recommended.





LOCATION

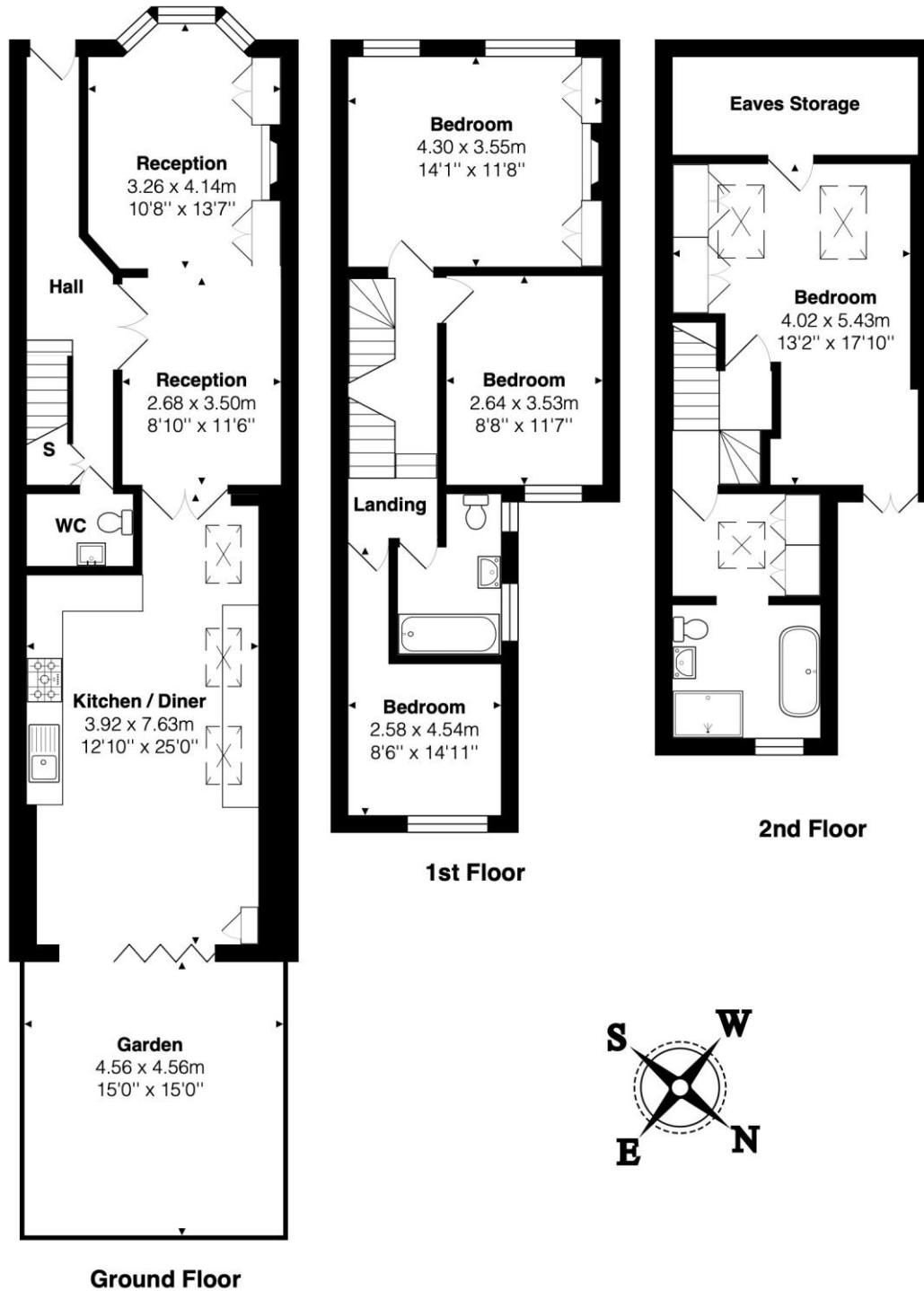
Rucklidge Avenue enjoys a convenient location close to Willesden Junction Station, providing access to the Overground and Bakerloo Line. The area is well-served by a variety of coffee shops, delis, and gastropubs along Park Parade and in Kensal Green. Additionally, the Number 18 bus on Harrow Road offers a handy connection to Euston.

MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 148.1 m² ... 1594 ft² (excluding garden)

All measurements are approximate and for display purposes only

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.