



# MILE



MILE



## Rucklidge Avenue, London NW10

### £650,000 Freehold

Welcome to Rucklidge Avenue, NW10. A show-stopping period home that's ready for its next leading role. Are you the person looking for a proper stunner of a next home? Craving freehold, dreaming of a garden, insisting on your own entrance and-yes-off-street parking too? Thought so. Well... roll up, roll up. Because we've just delivered the home you've been waiting for. Oozing period charm with a confident splash of modern elegance, this sophisticated beauty knows exactly who it is. There's a separate cosy reception room for quiet nights in, a grown-up dining room flowing neatly into the kitchen, and a stunning garden that seriously shows up in the warmer months. Upstairs, you'll find two generous double bedrooms, a flexible third (of fice, nursery, dressing room-your call), and properly sized bathrooms that don't compromise. All this, just a short walk from Willesden Junction, with 841 sq ft of space to stretch out and settle in. This isn't just a house on Rucklidge Avenue. It should be your house on Rucklidge Avenue. Come and see us. 

- Stunning Victorian cottage
- Freehold
- Off street parking
- Potential to extend (STPP)
- Private garden
- Amazing dining-room with access to the kitchen
- Excellent condition
- Many original features
- Great location
- Close to shops and transports

## Ground Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



**Garden**  
8.75m x 3.70m  
(28'8" x 12'2")

**Bathroom**  
2.21m (7'3") max  
x 2.64m (8'8")

**Kitchen**  
4.00m x 2.10m  
(13'2" x 6'11")

**Dining Room**  
3.10m x 3.74m  
(10'2" x 12'3")

**Living Room**  
3.78m x 3.74m  
(12'5" x 12'3")

**Porch**

**Store**

## First Floor

Approx. 35.0 sq. metres (377.2 sq. feet)

**Bedroom**  
3.83m x 2.15m  
(12'7" x 7')

**Bedroom**  
3.12m x 3.72m  
(10'3" x 12'2")

**Bedroom**  
3.27m x 3.55m  
(10'9" x 11'8")

**En-suite**

Total area: approx. 78.2 sq. metres (841.7 sq. feet)

**Rucklidge Avenue**

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.