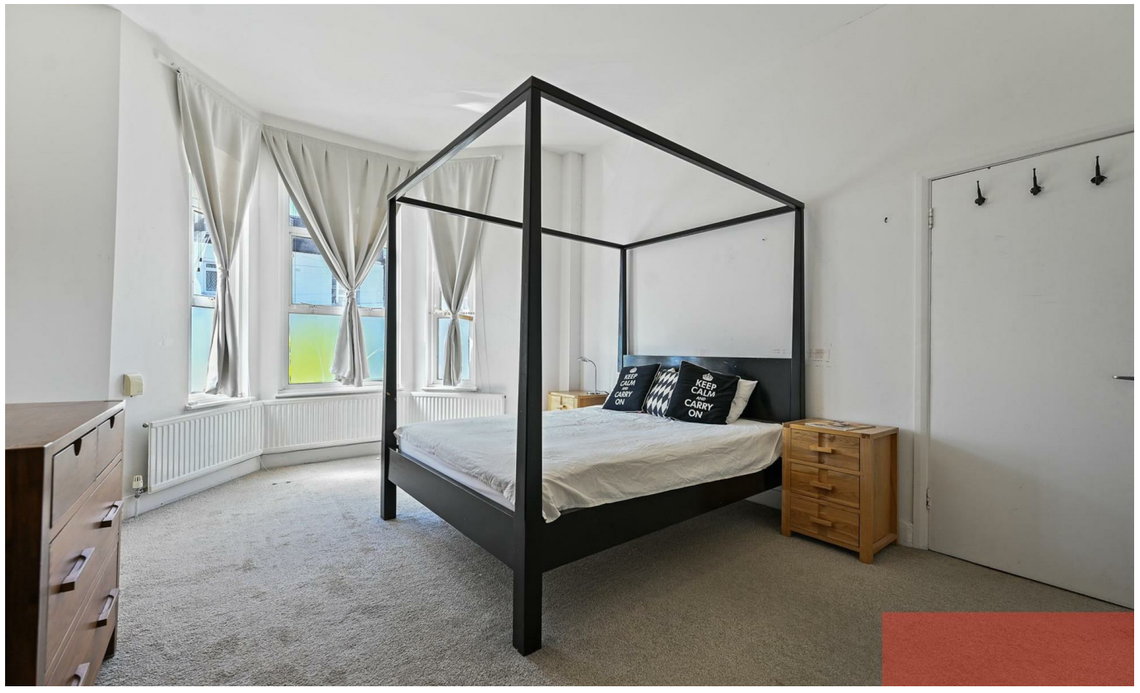

166 Manor Park Road
Harlesden
London
NW10 4JT
T: 020 8965 2250
E: sales@churchillmathesons.com
www.churchillmathesons.com

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Rucklidge Avenue, London, NW10 4PS

Asking Price £700,000 Leasehold

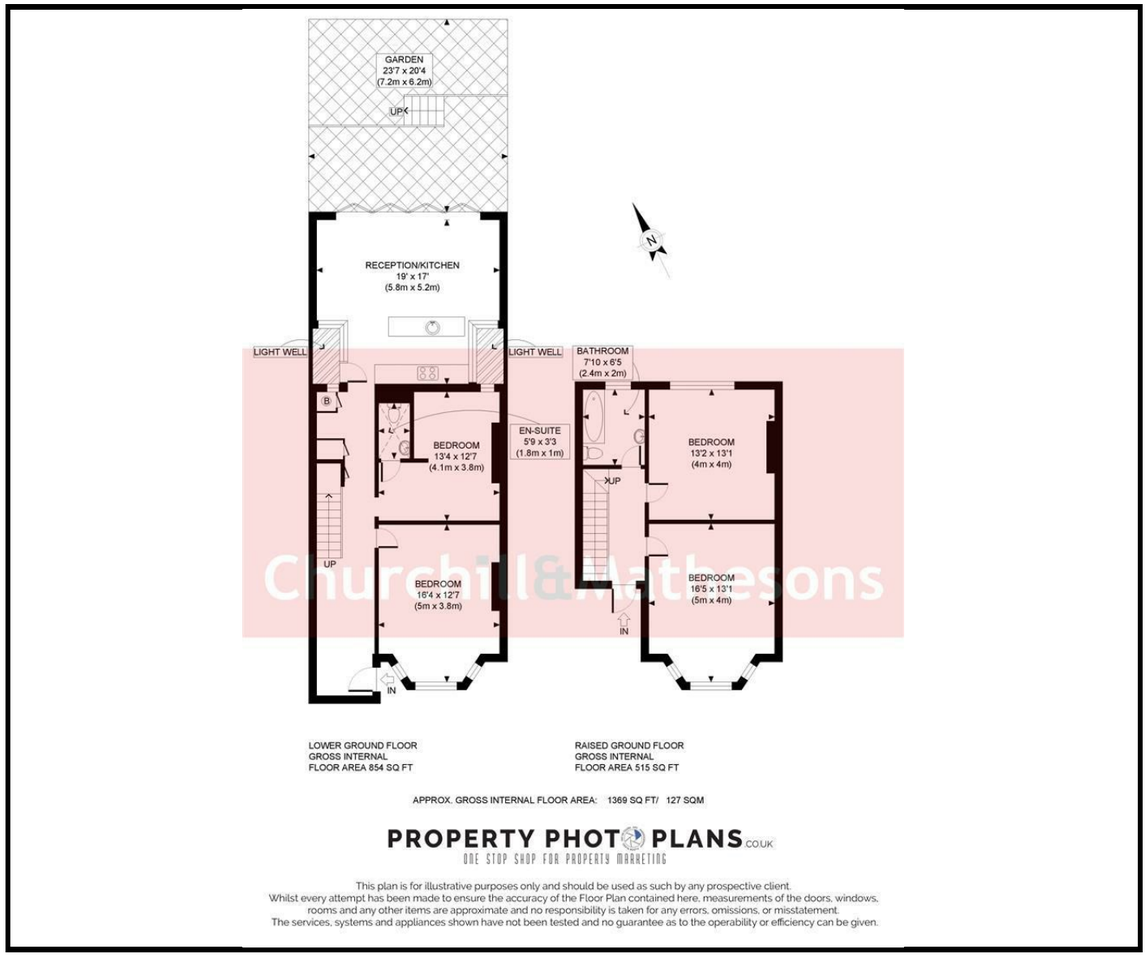
KEY FEATURES:

- LEASEHOLD
- 1,369 sqft
- 4 BEDROOMS
- 1 OPEN PLAN KITCHEN / RECEPTION
- UNDERFLOOR HEATING IN THE LIVING ROOM/KITCHEN
- 1.5 BATHROOM
- SOLID FLOORS AND BIFOLD DOORS
- PRIVATE GARDEN
- CLOSE TO WILLESDEN JUNCTION

Found on Rucklidge Avenue NW10, close to shops, restaurants and great travel routes inc; Willesden Junction. This splendid modern well decorated period home with solid wooden floors, underfloor heating in the living room, large bifold and doors offers a delightful blend of light, space and modern living. Spanning an impressive 1,369 sqft the property is thoughtfully arranged over two floors, providing ample room for both relaxation and entertainment.

Upon entering, you are greeted by a spacious reception room / open plan kitchen with separate utility room that is enhanced by beautiful light wells that flood the lower ground floor with natural light. It leads out into a tiered garden, perfect for hosting gatherings or enjoying quiet evenings. The flat boasts 4 well-proportioned bedrooms, each offering a serene retreat for rest and rejuvenation and one stylish bathroom and a downstairs guest WC. This home is a perfect lockup and go property for professional couples or young families.

Rucklidge Avenue is a sought-after location. This flat is a rare find, combining spacious living with a touch of elegance in one of London’s vibrant neighbourhoods. Don’t miss the opportunity to make this exceptional property your new home.



Churchill&Mathesons

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) 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	

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Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within+/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.