





## Rucklidge Avenue, Harlesden, London NW10 4PR £1,600 pcm



## **PROPERTY DESCRIPTION**

OPEN HOUSE VIEWING EVENT SATURDAY 4TH MAY 11am -12pm... PRIVATE OFF STREET PARKING

AVAILABLE 30th MAY.. Located on a popular RESIDENTIAL ROAD on the borders of Harlesden and Kensal Green is this delightful FIRST FLOOR flat set within a PERIOD CONVERSION.

The property benefits from SPACIOUS and LIGHT LIVING ROOM, EAT IN KITCHEN, DOUBLE BEDROOM, FAMILY BATHROOM and PRIVATE OFF STREET PARKING AT THE FRONT OF THE BUILDING.

Willesden Junction Overground and Bakerloo line station is only a short walking distance away along with a variety of shops and restaurants in both Harlesden and Kensal Rise.

## POINTS OF INTEREST

- ONE BEDROOM
- EAT IN KITCHEN
- OFF STREET PARKING
- FIRST FLOOR

- WELL PRESENTED
- SPACIOUS AND LIGHT
- SPACIOUS RECEPTION ROOM
- CLOSE TO WILLESDEN JUNCTION STATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100)		
(81-91)		
(69-80)		
(55-68)	62	67
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	 ()>



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Approx Gross Internal Area = 48 sq m / 516 sq ft



