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**Rucklidge Avenue, London NW10 4PR**  
**£625,000 - Freehold**



## PROPERTY DESCRIPTION

### Vendors Thoughts:

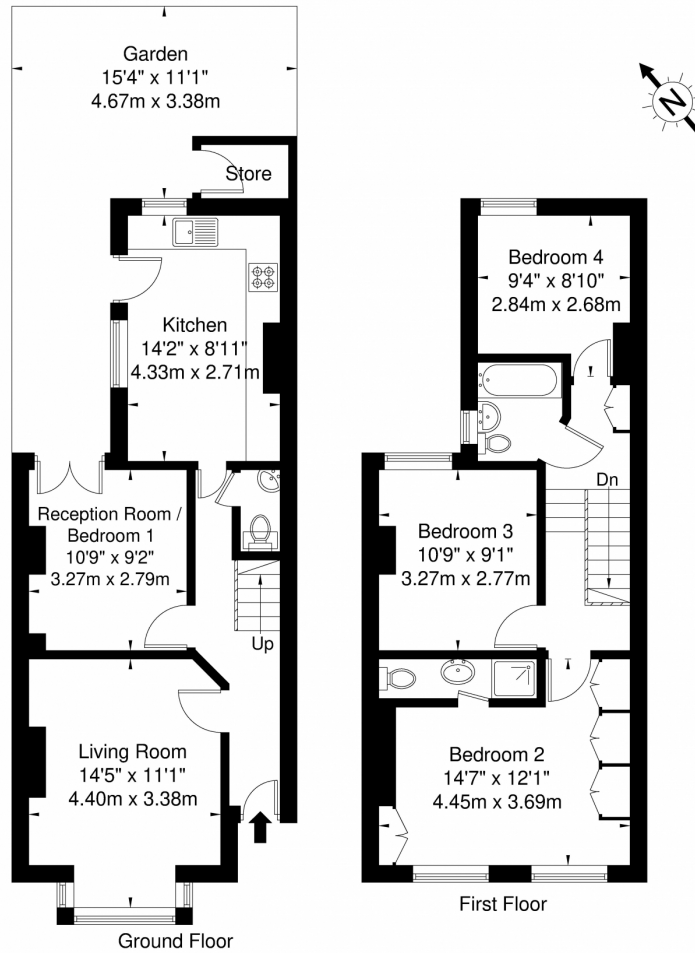
1. We gave the house a major renovation in 2016/17, including all new electrics & plumbing, and a new kitchen & bathroom. There's also a new gas boiler with a 7 year guarantee & a large pressurised hot water cylinder for great showers in the main bathroom & the en-suite.
2. All receptions & bedrooms have been wired for BT, TV & Ethernet, making it a great setup for remote working.
3. There's lots of wardrobe space & clever storage in the light & airy master bedroom which also has an en-suite shower & toilet.
4. As well as a front garden which has flower beds for growing, the back garden has been a much-needed oasis during the pandemic and is a great spot for relaxing in the evening or throwing a BBQ.
5. Rucklidge Avenue is a quiet street with plenty of residents parking places & is only 3 or 4 minutes walk up to Harlesden where there is an excellent selection of supermarkets, fresh fish shops, butchers, bakers and coffee shops, along with restaurants of all different cuisines.
6. We're also close to Kensal Rise and only a 10 minute walk to College Road which has lots of great cafes, shops and pubs. If you have a family then there are loads of baby/toddler classes and most of the cafes and restaurants are really family friendly.
7. We are 2 minutes from Willesden Junction Station (Bakerloo line & Overground) giving you easy access to most of London including Euston, Highbury, Richmond and Clapham. Plus direct buses to Baker Street, Hammersmith & Wembley. We are also pretty close to Notting Hill (20-30mins walk along the canal). One of our favourite areas is Golborne Road & Portobello Road with its markets, restaurants and shops.
8. There is a massive Sainsburys on Ladbroke Grove which is less than a 5 min drive. Westfield shopping centre is 1 stop on the Overground and Brent Cross Shopping centre is a 15min drive away, as is Ikea.
9. Lovely Roundwood Park is a 10 min walk away and Queens Park is also within walking distance. Both have excellent cafes and children play areas.
10. The house suits either a family or a couple. There is an option to convert the attic to add value and create another bedroom and bathroom so you wouldn't outgrow it.

## POINTS OF INTEREST

- NO UPPER CHAIN
- ENSUITE MASTER BEDROOM
- THREE BEDROOMS
- CLOSE TO WILLESDEN JUNCTION STATION

# Rucklidge Avenue NW10 4PP

Approx. Gross Internal Area = 88.8 sq m / 955 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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