



# MILE

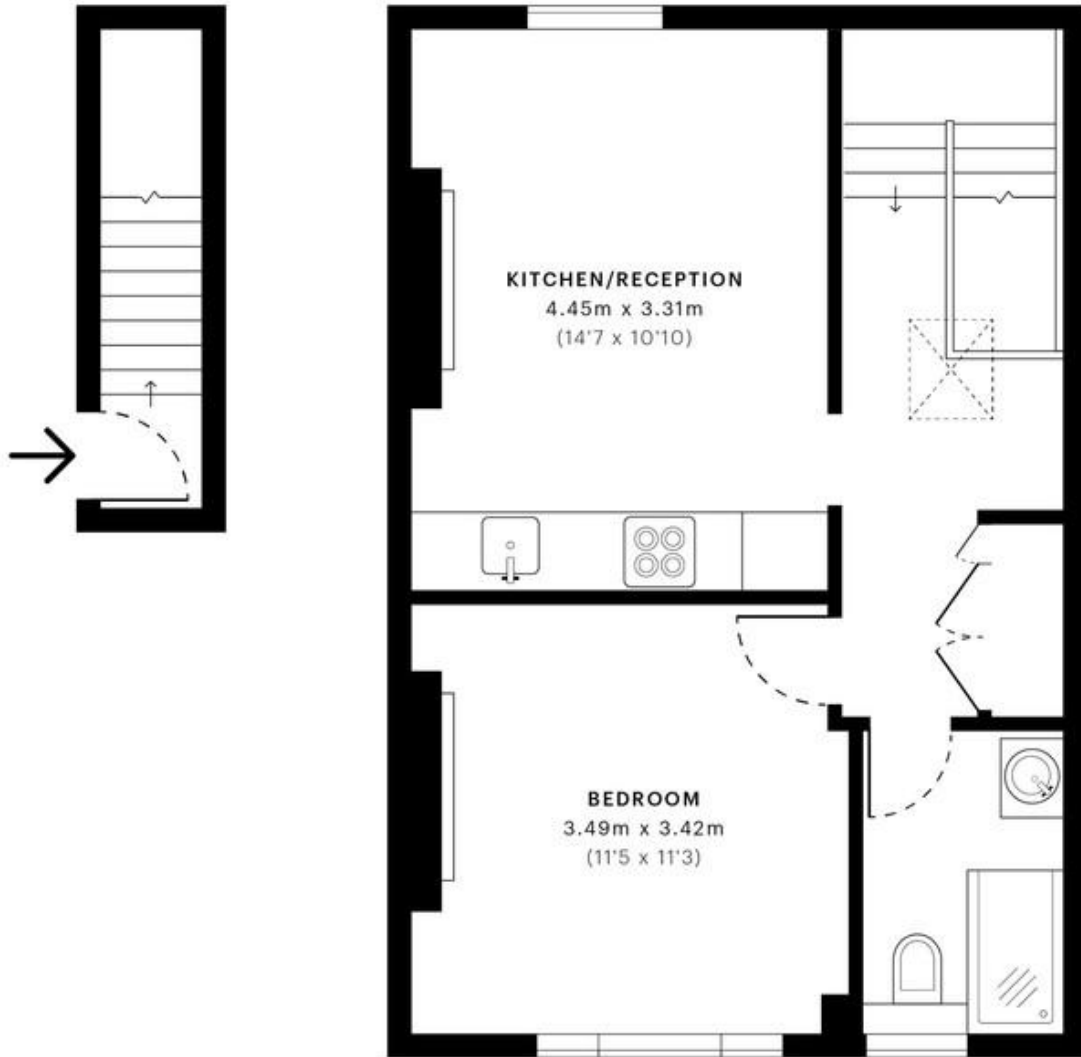


Rucklidge Avenue, Harlesden, NW10

£1,700 pcm

MILE are delighted to offer this great one bedroom apartment. A stunning property offered in great condition, this top floor apartment boasts a great sized double bedroom, a sleek bathroom and a great 14ft open plan living area. The property also benefits from double glazed windows throughout, wood flooring, high ceilings and an abundance of natural light and storage space. The property is being available now and part furnished. Rucklidge Avenue is ideally positioned close to all the local amenities of Harlesden and is within easy reach of a wide selection of shops, bars and restaurants of Willesden Junction. Maple Walk and Leopold schools and Roundwood Park open space are only a few minutes walk from the property. The nearest stations are Harlesden and Willesden Junction (Bakerloo line/Overground).

- Top floor apartment
- Double bedroom
- Part furnished
- Available now
- Quiet residential road
- Excellent condition
- Bright and airy
- Period features
- Short walk to open green spaces of Roundwood Park
- Close to shops and transport



— First Floor

— Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
43.63 sqm / 469.63 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
39.59 sqm / 426.14 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 41.49 sqm / 446.59 sqft

**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.