



Rucklidge Avenue, Willesden Junction £625,000 Freehold

mile... are delighted to bring to the market this freehold Victorian home of over 1200 sq ft. A great opportunity for any aspiring home owner to acquire this great chain free, freehold property of well over 1200 sq foot. This victorian home offers bags of character across three floors, including two reception rooms (one with bay windows), three bedrooms and a private garden. There is potential to maximise accommodation (STPP) by extending into the side return. Rucklidge Avenue is ideally positioned close to all the local amenities of Harlesden and within easy reach of a wide selection of shops, bars and restaurants of Willesden Junction. Maple Walk school and Roundwood Park open space are only a few minutes walk from the property. The nearest station is Willesden Junction (Bakerloo line / Overground).

- Victorian house
- Three bedrooms
- Quiet residential road
- Freehold
- ***NO UPWARD CHAIN ***
- Potential to extend (STPP)
- Bright and airy
- Viewing recommended
- Over 1200 sq ft of living space
- Close to shops and transport



GROSS INTERNAL AREA (GIA)
The footprint of the property
115.85 sqm / 1247.00 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
106.57 sqm / 1147.11 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
10.55 sqm / 113.56 sqft