



**RUCKLIDGE AVENUE, WILLESDEN JUNCTION, NW10  
£2,250 PER MONTH PART FURNISHED**

**PRESENTING THIS STUNNING TWO  
DOUBLE BEDROOM COTTAGE TO THE  
LETTINGS MARKET.**

**Kensal Rise & Queens Park | 0208 960 4947 |  
kensalrise@winkworth.co.uk**

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## **DESCRIPTION:**

Presenting this double bedroom cottage to the lettings market. Undergoing some minor touch ups and new garden paving, this property is available to rent from 24/08/24

Comprising of a gorgeous reception with period features and a modern eat-in kitchen separated by glass windows allowing light to flow through the property. There is a fully fitted bathroom on the ground floor where the washing machine, dryer and boiler are located.

The first floor comprises of two spacious double bedrooms once with fully fitted ceiling height wardrobes and the other with a good size storage cupboard.

The house benefits wood floors in the reception and direct access to a lovely private garden (currently decked however this will be paved prior to new tenants occupying the property).

Ideal for two professional sharers or a small family. Offered mainly unfurnished however there is a table and four chairs and chest of draws.

Council tax - (Band D)

Ward - Kensal Green

Controlled Parking Zone

8.00 am - 6.30 pm Mon. - Sat.





**Total Area: 67.0 m<sup>2</sup> ... 721 ft<sup>2</sup> (excluding garden)**  
 All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £2,596.15**

**Holding Deposit: £519.3**

**Council Tax Band: D**

where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	85
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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