



Rucklidge Avenue

Harlesden

- Larger than average studio
- New refurbishment
- Brand new
- Luxury fittings
- High quality fully integrated kitchen with new appliances
- Modern separate bathroom
- Fully furnished
- Fantastic transport links
- Within easy access to all amenities
- ALL BILLS INCLUDED + Wifi



RENT £1,000 pcm



iProperties are proud to present to the market, this brand new luxury, larger than average studios with all bills included. The studio comes with a high quality fully integrated kitchen with brand new appliances including oven, washing machine and fridge freezer. The studio comes fully furnished with a smart tidy desk and wardrobe with a chest of draws. Individual Internet is available in each room including TV sockets for Freeview television.

Willesden junction (zone 2) is the closest tube station which takes you right into London Paddington station in 20 mins.

All bills included as well as Council Tax

Willesdon Junction (Bakerloo, Overground Line) 0.5miles

Living Space

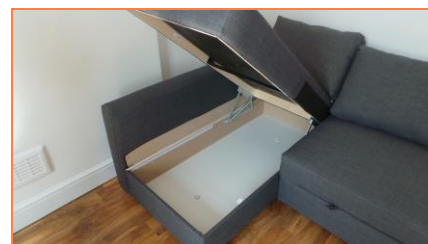
4.4m x 4m (14` 4` x 13` 2`)

Kitchen

2.3m x 2.2m (7` 5` x 7` 2`)

Toilet

2.2m x 1m (7` 2` x 3` 2`)



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Energy Performance Certificate

Flat 5, 3 Rucklidge Avenue, LONDON, NW10 4QA

Dwelling type: Mid-floor flat
Date of assessment: 22 December 2015
Date of certificate: 19 January 2016
Reference number: 8425-7522-4869-8102-6926
Type of assessment: RdSAP, existing dwelling
Total floor area: 22 m²

Use this document to:

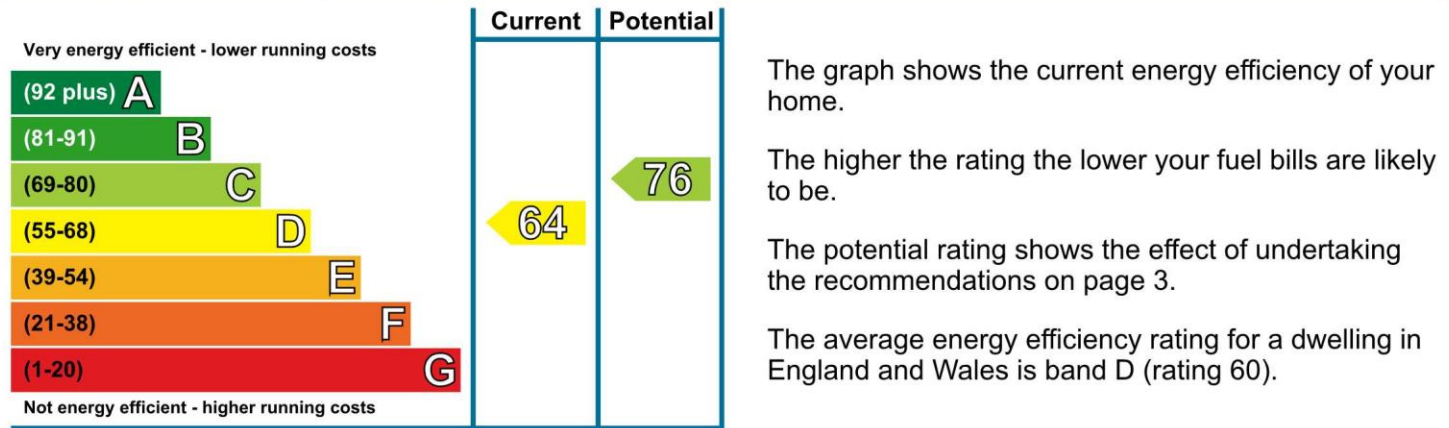
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,254
Over 3 years you could save	£ 432

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 57 over 3 years	£ 57 over 3 years	
Heating	£ 900 over 3 years	£ 468 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
Totals	£ 1,254	£ 822	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 432	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.