



Windmill Drive, Cricklewood, London, NW2

£240,000

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A simply superb one-bedroom flat situated on the second floor (top) of a purpose-built block and benefits from a parking space.

The property has been refurbished to a high standard and offers 313 sq. ft. of accommodation. The flat comprises a lovely reception room, a separate integrated kitchen, a double bedroom and a modern bathroom.

Located conveniently for a wide variety of restaurants, shops and cafes on Cricklewood Broadway. Transport links include Cricklewood Thameslink station within an easy walk providing excellent links to The West end, The City and beyond and a network of buses going in various directions. This property would suit an investor or first-time buyer.

Floor Area

313 sq. ft.

Tenure

Leasehold

Service Charge

£1500 per annum

Ground Rent

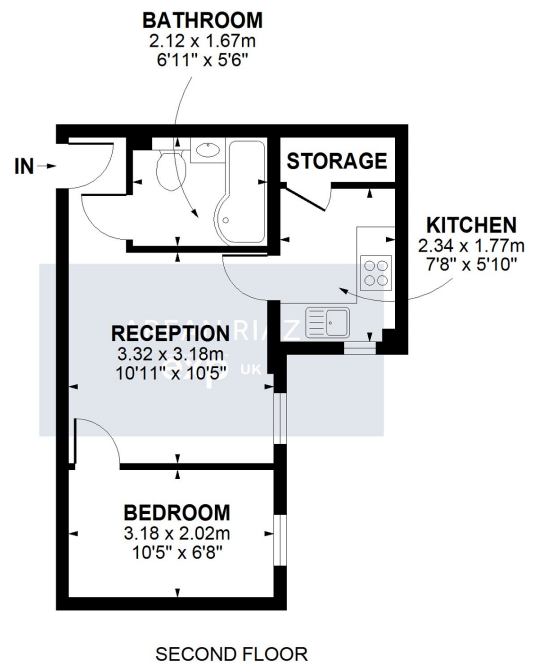
£90 per annum

- QUOTE REF AR0255
- Modern one bedroom flat
- Separate kitchen and contemporary bathroom
- Benefits from parking within the development
- Chain-free | Ideal investment
- Second floor flat (top)
- Double glazed windows and wooden floors
- Cricklewood Thameslink and bus links nearby



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APPROXIMATE GROSS INTERNAL AREA: 29.1 M² ... 313 Ft²



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.