



1 Bedroom
Wilkinson Close, NW2

 **Portland**
Trusted, every step of the way

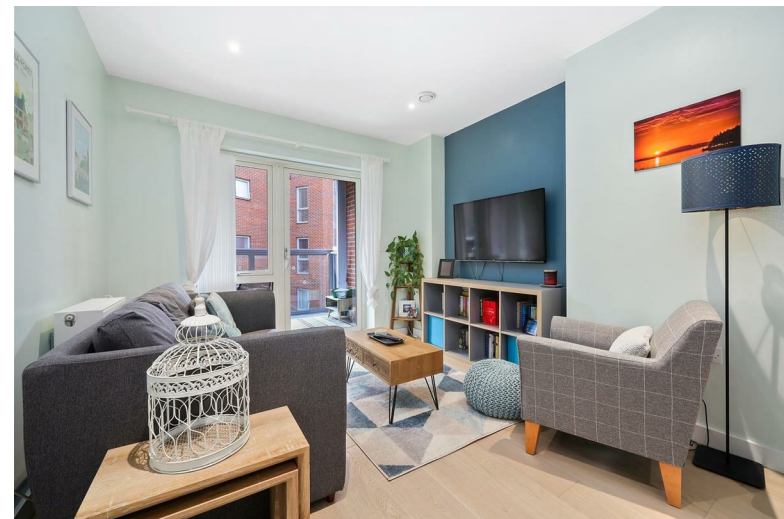
40% Shared ownership
£126,000
Leasehold

A Spacious and bright one bedroom upper floor (with lift) Apartment with communal gardens spanning over 500sq. ft. This is a excellent opportunity to purchase a property in this highly popular development in Cricklewood and would suit both purchasers looking for a lovely home and potential rental investors. This property is being sold with approx. 100+ year lease and has NO CHAIN.

Internally the property is bright and well laid out benefiting from a large open plan kitchen reception room with direct access to a private winter garden. The handle-less kitchen is beautiful with integrated appliances, stone worktop and LED lighting. Accessed via the hallway has large bedroom and a gorgeous bathroom / WC. The property can be accessed via the secure communal entrance benefiting from a lift. Please note, we have been advised there is a one off membership for the gym of £35 per year.

Wilkinson Close is located off the Edgware Road with numerous road links close by including the M1 and the North Circular Rd (A406). Shopping facilities available only moments away at Brent Cross Shopping Centre or towards Cricklewood Broadway.

- Bright One Bedroom Apartment
- Winter Garden
- Popular Purpose Build Development
- EWS1 Compliant
- Open Plan Kitchen Onto Reception Room
- Close To Transport
- Excellent Condition
- Perfect For First Time Buyers
- Shared Ownership Option Available
- Communal Gardens

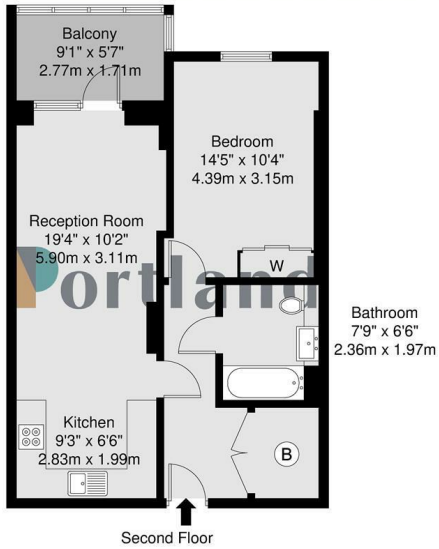




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The Collin Building, NW2

GROSS INTERNAL AREA
51.5 sq m / 554 sq ft



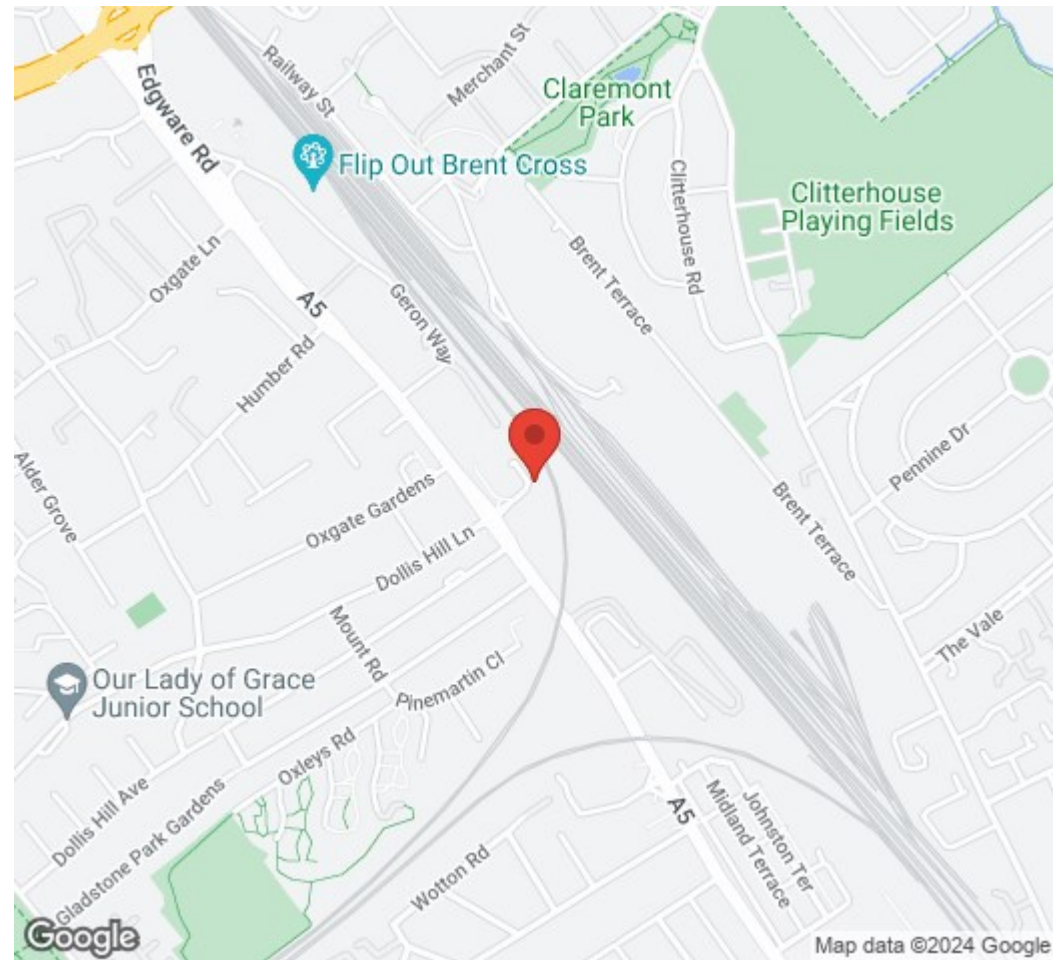
GROSS INTERNAL AREA (GIA)
The footprint of the property
51.5 sq m / 554 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.1 sq m / 33 sq ft

EXTERNAL STRUCTURAL FEATURES
Gardens, Balcony, Terrace, Verandah etc.
5.2 sq m / 55 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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90 Walm Lane, London, NW2 4QY
020 8451 9844

info@portlandestateagents.co.uk
www.portlandestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.