



2 Bedroom  
Cricklewood Broadway, NW2

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

£450,000  
Leasehold

A well proportioned two bedroom flat on the bright top floor of the building, moments from the Jubilee Line

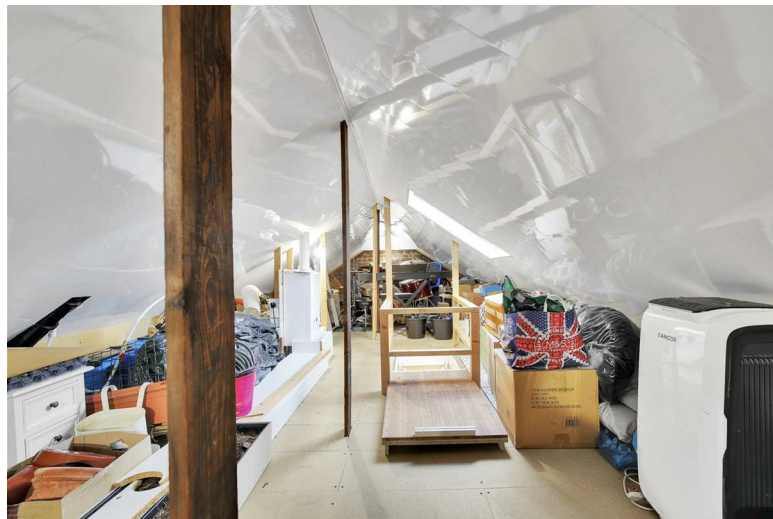
This excellent apartment spans a total of 759sqft and boasts a gorgeous open plan kitchen reception room which is flooded with natural light. The large master bedroom is situated at the rear of the building and offers an abundance of storage as well as chimney pot views over the Mapesbury Conservation Area. The family bathroom is in excellent order and there is another bedroom which could fit a double bed or be used as an office. Finally there is access to an exceptional loft with pull down ladder, and flooring throughout, this is completely demised to the property. Buyers should also note with this incredible space available, there is a precedent on the road to extend into this area subject to planning and freeholder consent.

This apartment is offered in wonderful condition and with vacant possession. There is a further benefit of off street parking for one car.

Cricklewood Broadway is the heart of a bustling North West London neighbourhood. There is an abundance of shops and eateries on your doorstep and the property is incredibly well places for transport with numerous bus stops, the Jubilee Line and Thameslink all available just a short stroll away.

Buyers will also adore the hidden gem that is the Mapesbury Dell which is quietly tucked round the corner of this property.

- Bright Top Floor Apartment
- Presented In Excellent Condition
- Off Street Parking Available
- Open Plan Living
- Flooded With Natural Light
- Two Good Sized Rooms
- Short Stroll From The Jubilee Line
- Close To The Mapesbury Dell

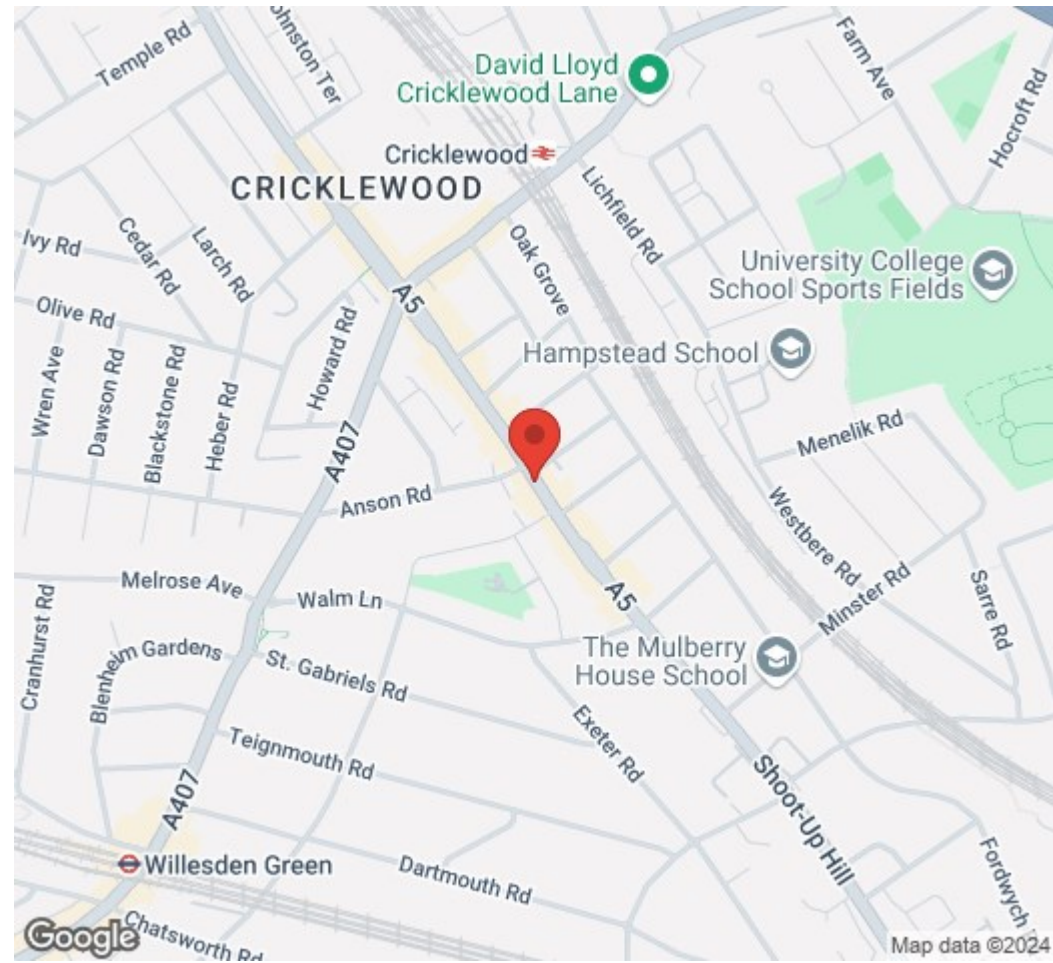






<b>GROSS INTERNAL AREA (GIA)</b> The topmost of the property 70.6 sq m / 759 sq ft	<b>TOTAL STORAGE SPACE</b> Storage and available total area 0.0 sq m / 0.0 sq ft	<b>EXTERNAL FEATURES</b> Closers, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 33.6 sq m / 361 sq ft
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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	81

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



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