



2 Bedroom  
116 Cricklewood Lane, NW2

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

£525,000  
Leasehold



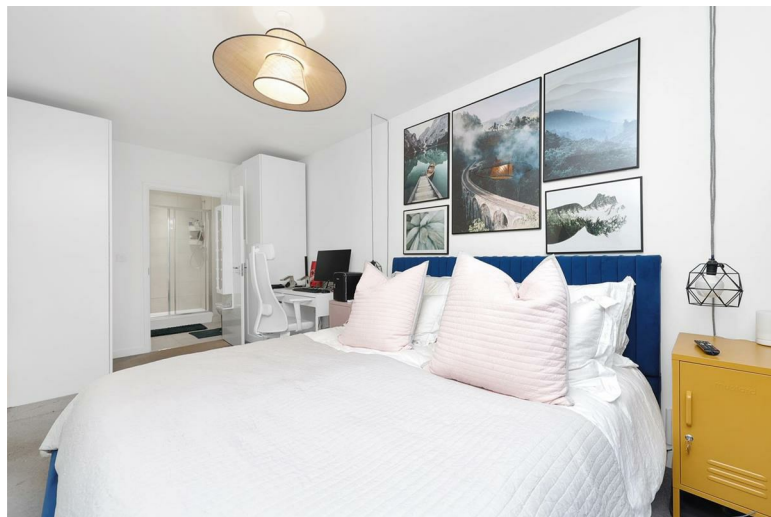
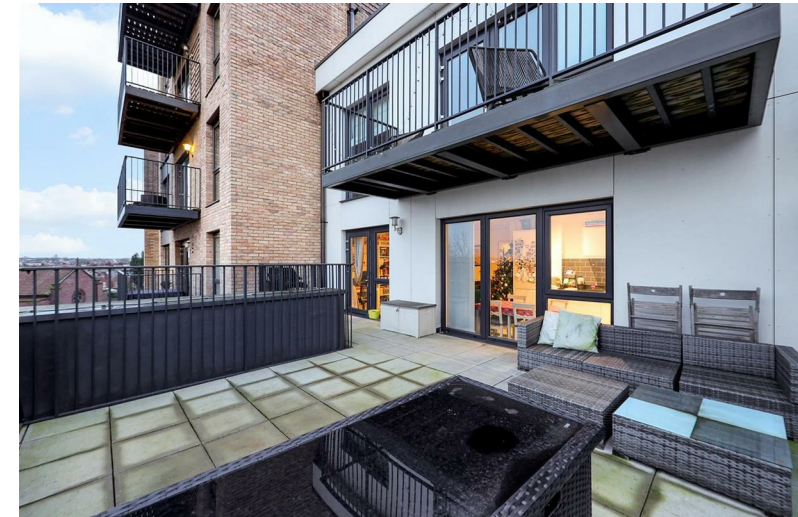
Offered to the market in immaculate condition, is a modern two bedroom apartment in a popular newly built development.

Presented in stunning condition, the flat offers a fully integrated open plan kitchen with excellent storage and bright views. The living area then continues onto to a well-proportioned balcony perfect for entertaining.

The property also boasts two double bedrooms, both of which have direct access to a bathroom, one of which is ensuite. Omnibus House benefits a secure video entry system for guests, an accessible lift as well as a charming communal gardens for the residents.

This excellent home is located in one of North West London's most desirable areas, and is only moments away from Cricklewood Station as well as being close to a plethora of local amenities including a new David Lloyd gym and local independent restaurants and shops. In addition the property is within walking distance to West Hampstead and Hampstead Heath.

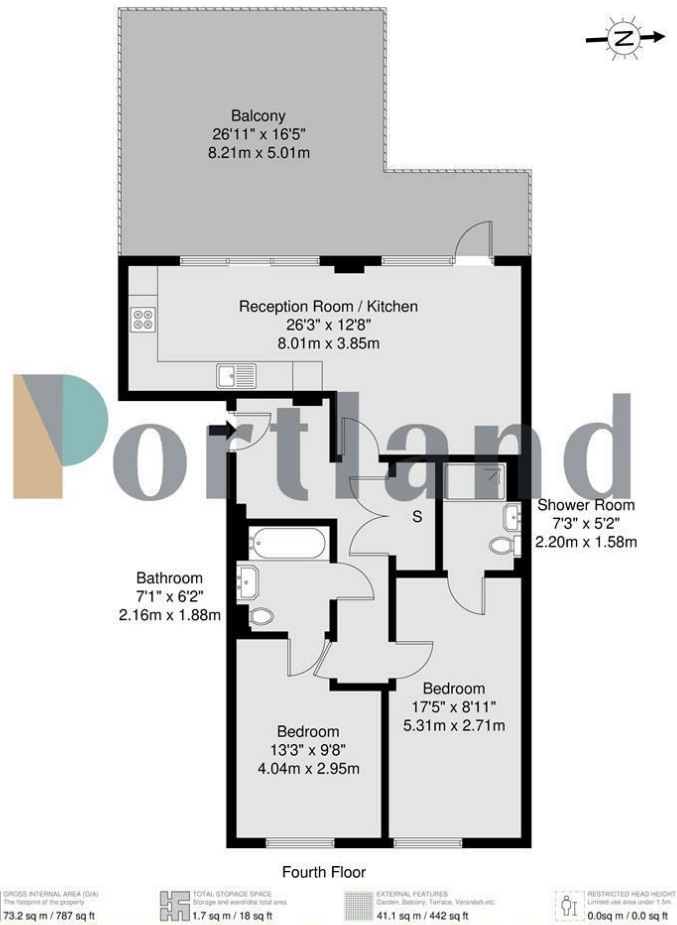
- Two Bedroom Purpose Built Flat
- Larger Than Average Private Balcony
- Stunning Communal Gardens
- Open Plan Kitchen
- Bright Upper Floor With Lift Access
- Close To Thameslink
- Access To Shops
- Secure Modern Development
- EWS1 Compliant
- Perfect For First Time Buyers



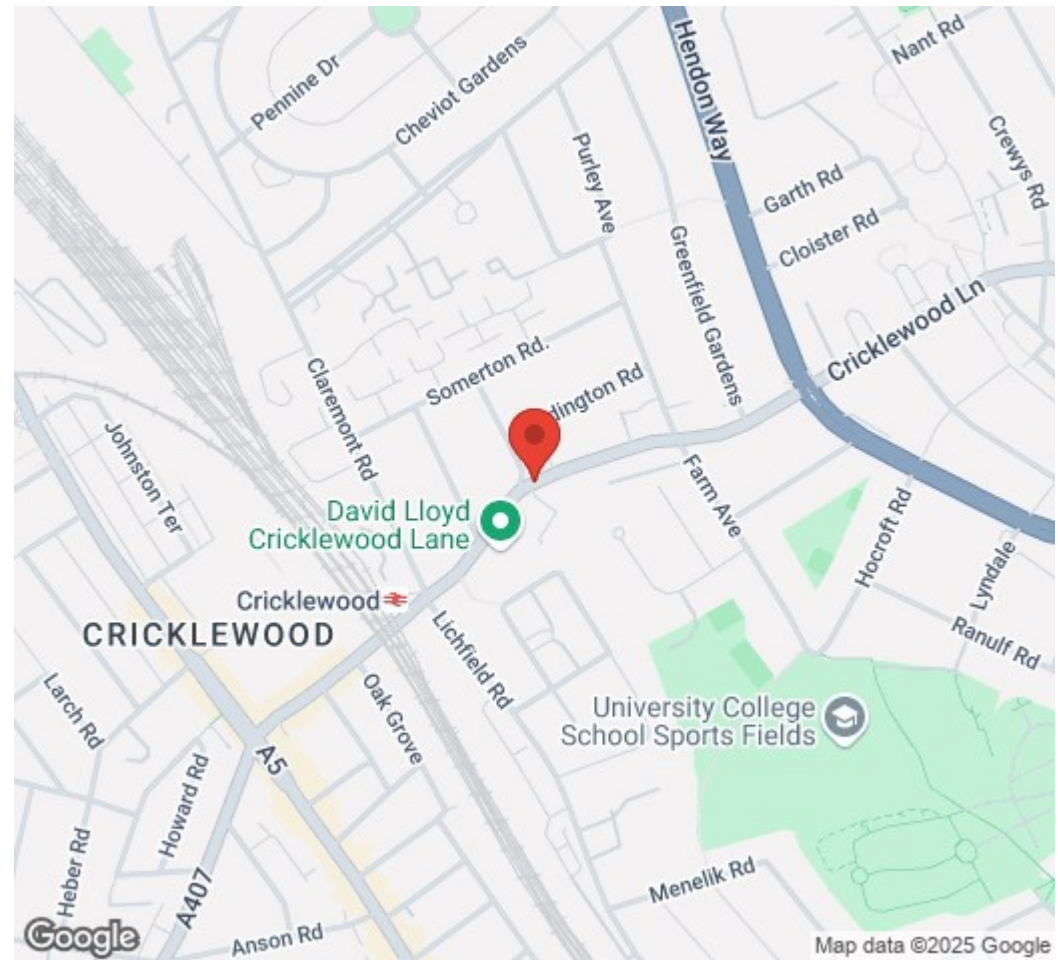








90 Walm Lane, London, NW2 4QY  
020 8451 9844  
info@portlandestateagents.co.uk  
www.portlandestateagents.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC