



2 Bedroom  
Wilkinson Close, NW2

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

Offers In Excess Of £400,000  
Leasehold



Presented in wonderful condition, is an ever popular two bedroom purpose built block in the heart of Cricklewood.

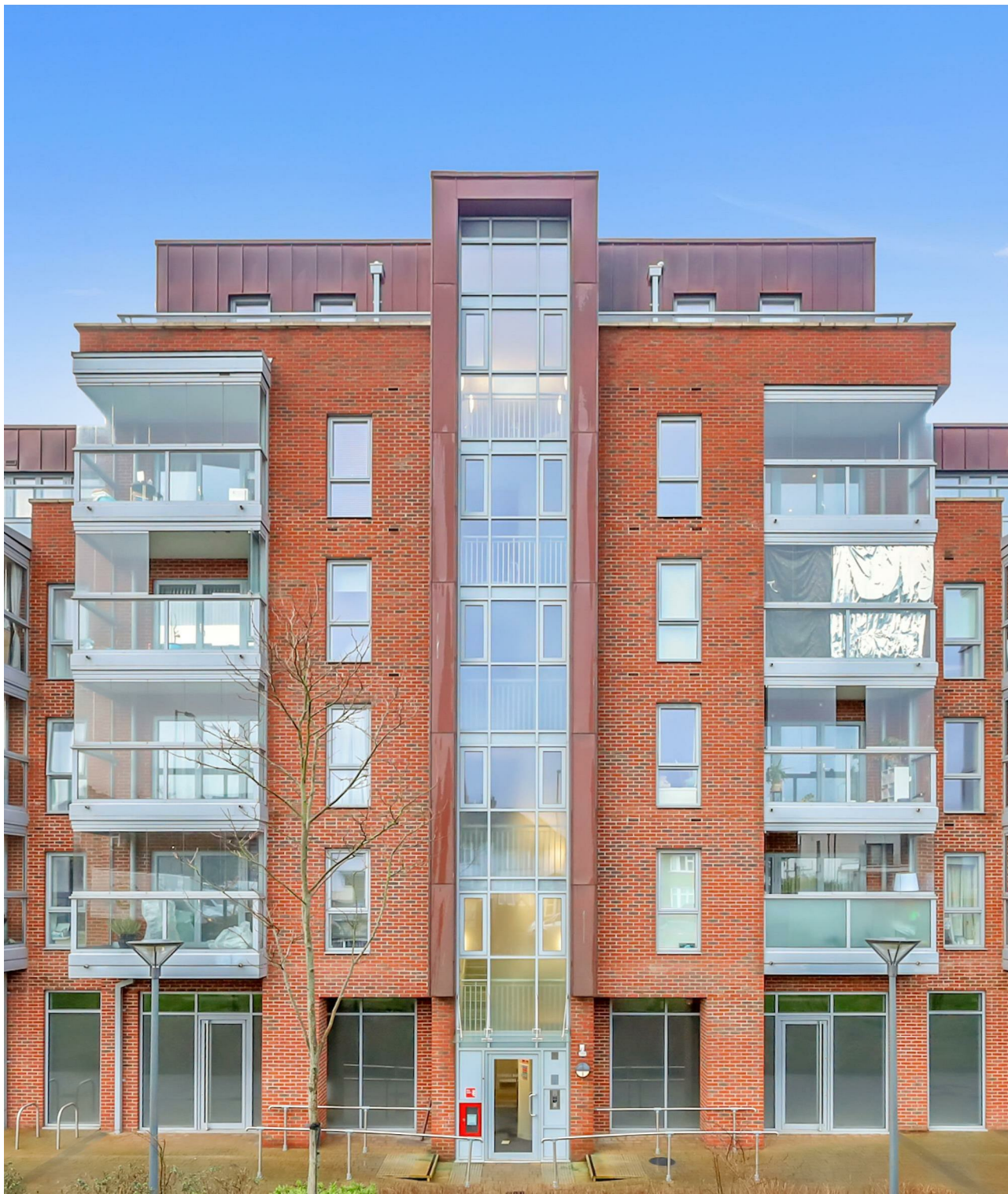
The Burnell Building is an excellent development within Wilkinson Close, boasting concierge, lift access, communal gardens and resident's gym. With all of these facilities, buyers will be further surprised by the excellent accommodation this apartment offers. Positioned on the upper floor with lift (to the front), this property is flooded with natural light in the most important areas – Winter balcony & open plan kitchen-living room. Unusually, the bedrooms are positioned on the ground floor allowing for an incredible addition of a private patio. In total there are two large bedrooms, one with it's own en suite and then a family bathroom.

Wilkinson Close is fully EWS1 compliant and offers incredible on-site amenities mentioned earlier. Resident's underground parking is also available along with excellent access to Cricklewood Thameslink & the newly opened Brent Cross West Station.

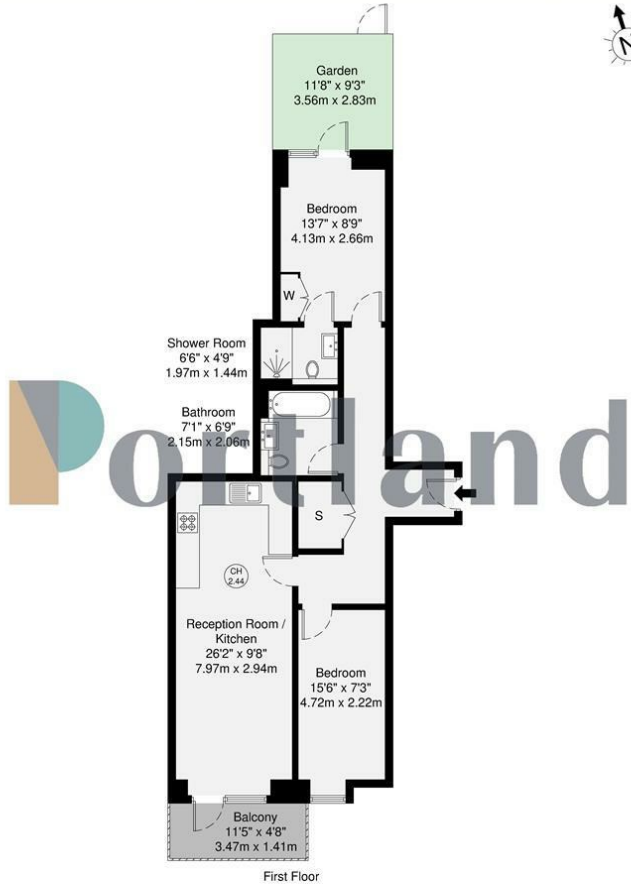
- Winter Balcony & Private Garden
- Stunning Condition
- Concierge On Site
- Upper Floor With Lift Access
- Flooded With Natural Light
- Communal Gardens
- Close To Cricklewood & Brent Cross West Stations
- Two Double Bedrooms
- Vacant Possession
- Long Lease











GROSS INTERNAL AREA (GIA)  
The footprint of the property  
67.7 sq m / 728 sq ft

TOTAL STORAGE SPACE  
Storage and available total area  
2.3 sq m / 24 sq ft

EXTERNAL FEATURES  
Gardens, Balcony, Terrace, Verandah etc.  
14.8 sq m / 159 sq ft

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

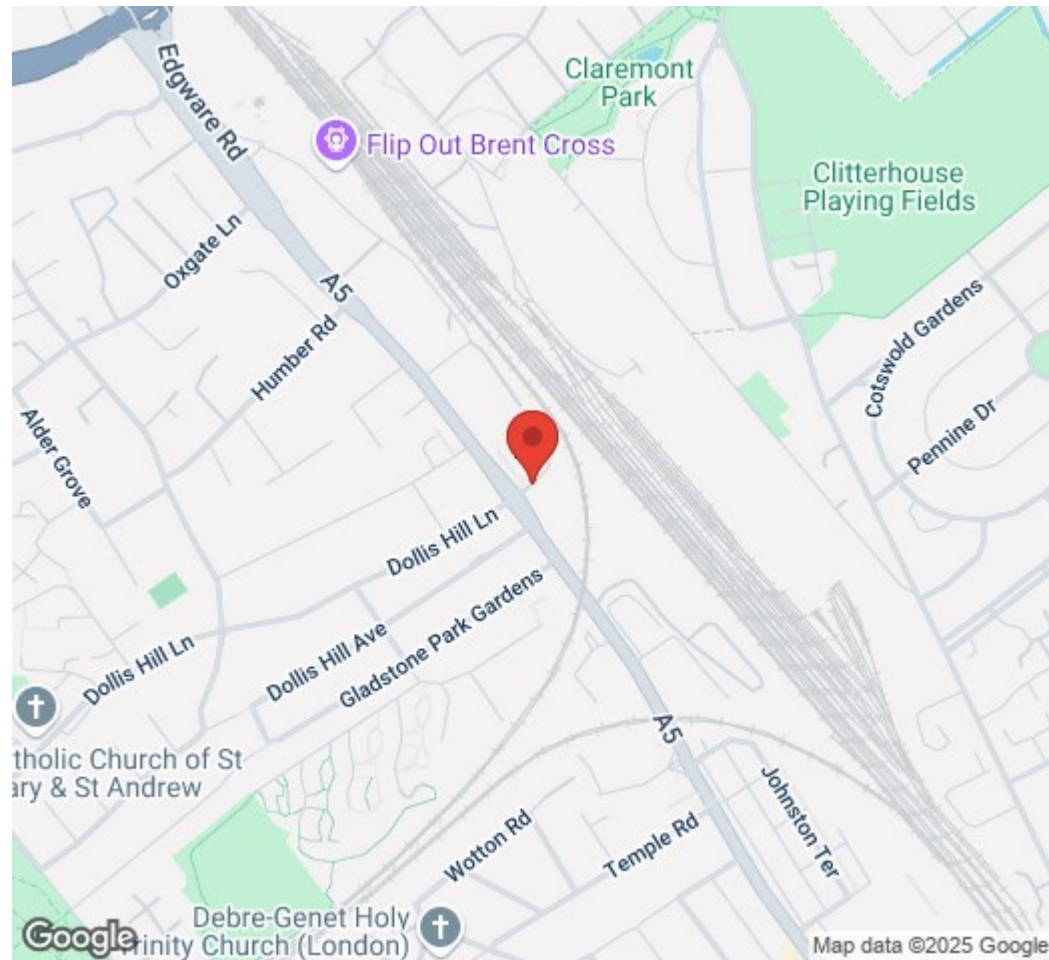
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Trusted, every step of the way

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) <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	

#### 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	