



0 Bedroom
Cricklewood Broadway, NW2

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

£1,200 PCM

A modern and fully self-contained Studio flat, ideal for singles or couples

Discover this bright and well-presented self-contained studio flat located in the heart of Cricklewood. Perfectly positioned on Cricklewood Broadway, this property offers excellent access to local amenities, transport links, and a vibrant community atmosphere.

This lovely studio enjoys a private, modern fitted kitchen with appliances and a contemporary bathroom with shower. Further benefits include laminate flooring throughout, and double-glazed windows for added comfort.

Situated above shops on Cricklewood Broadway (A5), this charming flat is surrounded by shops, cafés, and supermarkets, all within a 5-minute walk. Access is provided from the rear, via a secure gated (with code) entrance with intercom access.

Enjoying excellent Transport Links with Cricklewood Thameslink Station just 0.4 miles away providing direct trains to St Pancras International, Farringdon, and Luton Airport, and Willesden Green underground Station (ZONE 2 Jubilee Line) also just 0.6 miles away.

Multiple bus routes (16, 32, 189, 245, 260, 266, 460, N16) serving Central London and nearby areas run from directly outside and the M1 motorway and North Circular (A406) are readily accessible.

The glorious Gladstone Park is just 0.6 miles away offering walks, sports facilities, and panoramic views of London

This is a fantastic opportunity to live in a vibrant, well-connected part of North West London with everything you need right on your doorstep. Ideal for professionals or students seeking a convenient and stylish living space.

- Fully self-contained
- Secure, gated entry
- VERY close to shops
- Close to transport
- Fantastic condition
- Surprisingly quiet
- Use of a communal terrace
- EPC Band E







Second Floor



GROSS INTERNAL AREA (GIA)
The balance of the apartment
24.2 sqm / 260 sqft



EXTERNAL STRUCTURAL FEATURES
Balcony, Terrace, Veranda, etc.
0 sqm / 0 sqft



RESTRICTED HEAD HEIGHT (RHH)
Ceiling less than 2.0m
0 sqm / 0 sqft

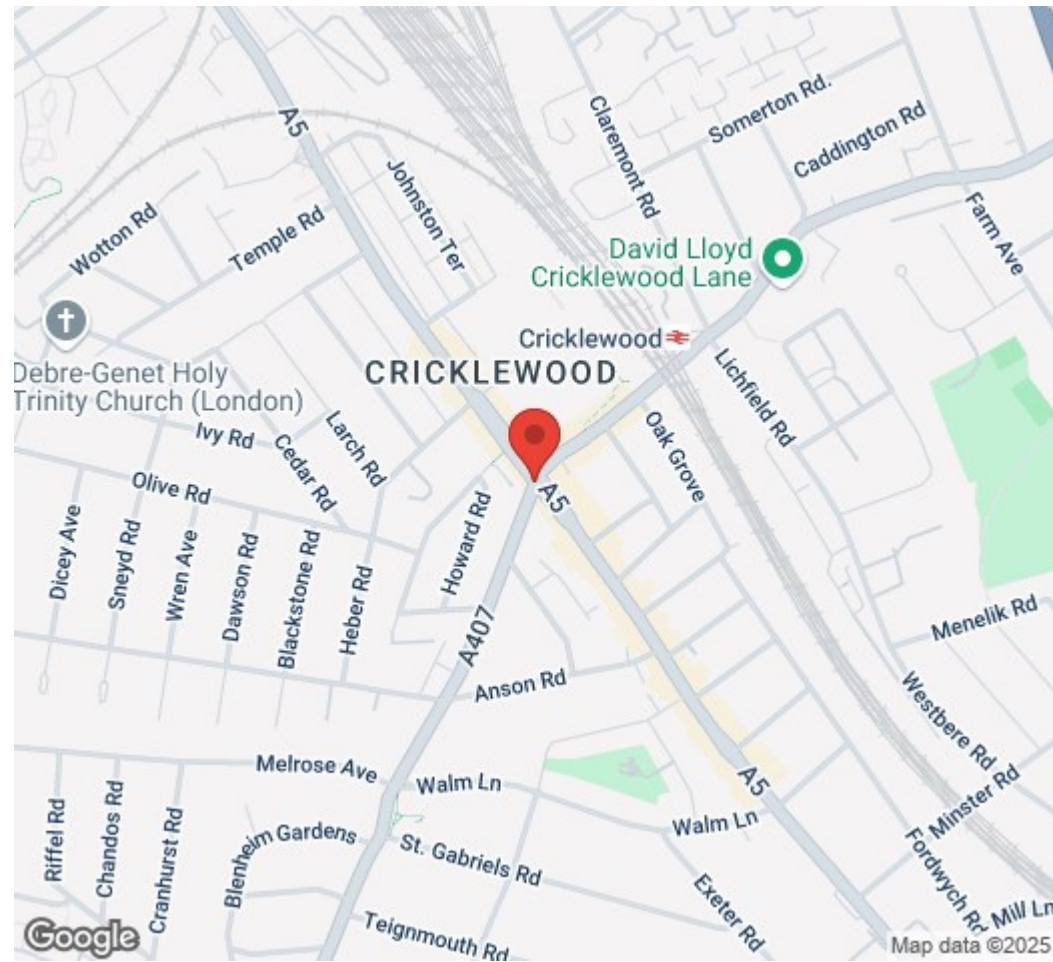
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Trusted, every step of the way

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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		39	43
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		