



1 Bedroom  
Windmill Drive, NW2

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

£1,500 PCM

**\*\* NEWLY REDECORATED including NEW CARPETS \*\***

We present a stylish One-Bedroom Flat in Cricklewood – Ideal for Young Professionals

Welcome to this beautifully presented one-bedroom top-floor flat in a peaceful and private cul-de-sac – a perfect choice for young professionals seeking a modern lifestyle with quick access to central London.

Step inside to discover a well-designed layout offering a bright and spacious living room, a contemporary fitted kitchen, a double bedroom with ample storage, and a sleek bathroom. A large window lets in plenty of natural light, creating a warm and inviting atmosphere.

Enjoying the ease of private off-street parking, as well as access to attractive communal gardens, offering a tranquil space to unwind after a busy day.

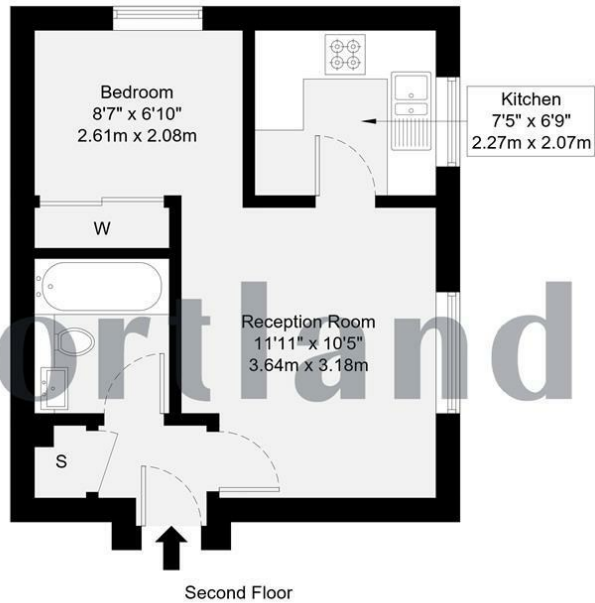
Located just 0.3 miles from Cricklewood Station (Thameslink), St Pancras station is just a 10-minute journey, with Farringdon just 16 minutes. For tube access, Golders Green and Brent Cross stations (Northern Line) are both within 1 mile, giving you multiple options to access the West End and the City. A wide array of bus routes along Cricklewood Broadway adds further convenience.

- FULLY REDECORATED
- NEW CARPETS
- SEPARATE Kitchen
- PRIVATE OFF STREET PARKING
- Quiet Location
- VERY CLOSE to THAMESLINK
- AVAILABLE IMMEDIATELY









GROSS INTERNAL AREA (GIA)  
The balance of the property  
29.8 sqm / 321 sqft

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

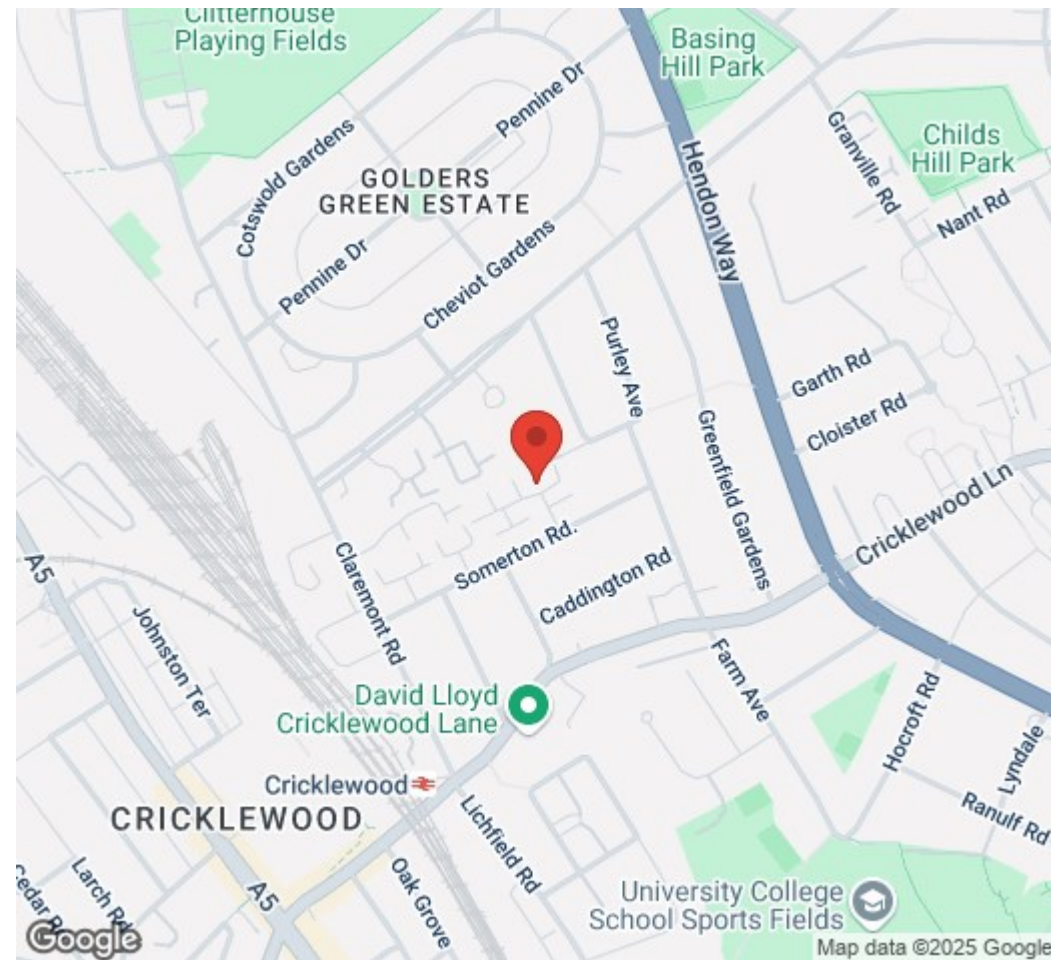
RESTRICTED HEAD HEIGHT (RHH)  
(Excluded area under 1.9m)  
0 sqm / 0 sqft

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.



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

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	