



1 Bedroom
St. Michaels Road, NW2

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

£1,750 PCM

Located on a quiet residential street in the heart of Cricklewood, this beautifully presented 1-bedroom flat offers stylish, low-maintenance living just moments from fantastic transport links and local amenities.

Situated on the second floor of a newly built purpose block and offering bright and airy living with large windows and neutral décor, this lovely flat offers a modern fitted kitchen-diner with integrated appliances, a spacious double bedroom, a separate reception room with private balcony enjoying stunning views (currently being used as a second bedroom) and a sleek, fully tiled bathroom with bath and shower. The flat also enjoys 2 storage cupboards and a large fitted wardrobe within the main bedroom.

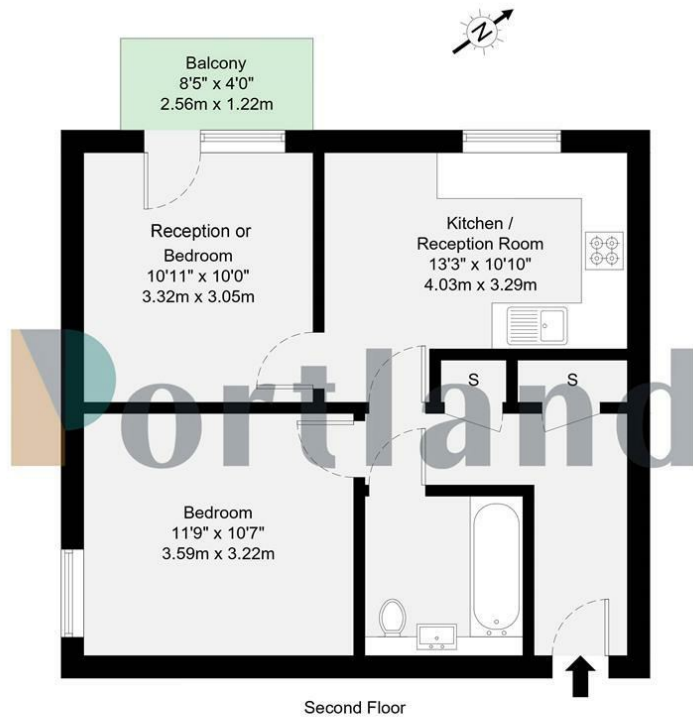
Perfect for a professional single or couple, this flat is just a short walk (1 mile) from Willesden Green (Jubilee Line ZONE 2) and Cricklewood Thameslink (0.8 miles), offering easy access into Central London and beyond.

Local amenities include a range of supermarkets, cafes, restaurants on both Walm Lane and Cricklewood Broadway and the beautiful open spaces of Gladstone Park within just 0.2 miles.

- LOVELY LOCATION
- EXCELLENT Condition
- CHARMING VIEWS
- SEPARATE KITCHEN
- SECURE Entrance
- WOODEN Flooring
- INTEGRATED KITCHEN
- EPC Band C







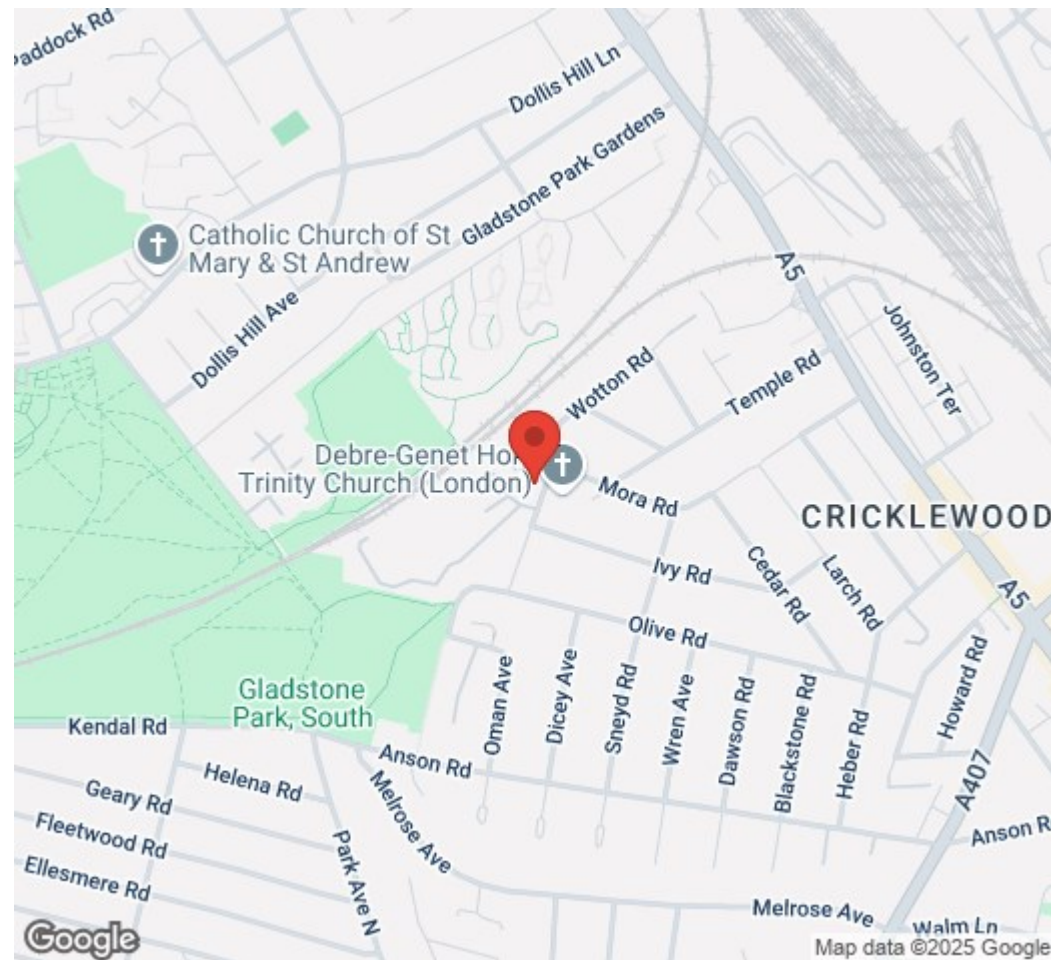
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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 (CO₂) 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	