



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.

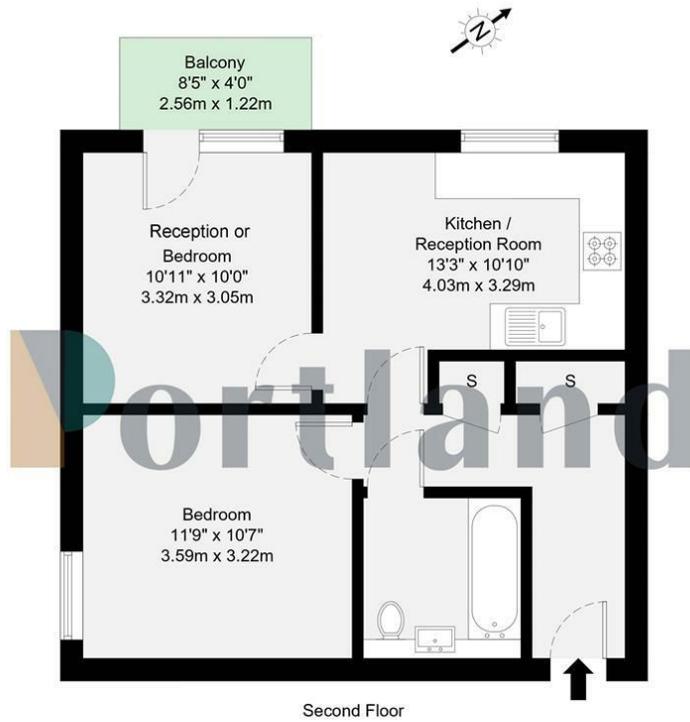
Perfect for a professional single or couple, this flat is just a short walk (1 mile) from Willesden Green (Jubilee Line ZONE 2) and Cricklewood Thameslink (0.8 miles), offering easy access into Central London and beyond.

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







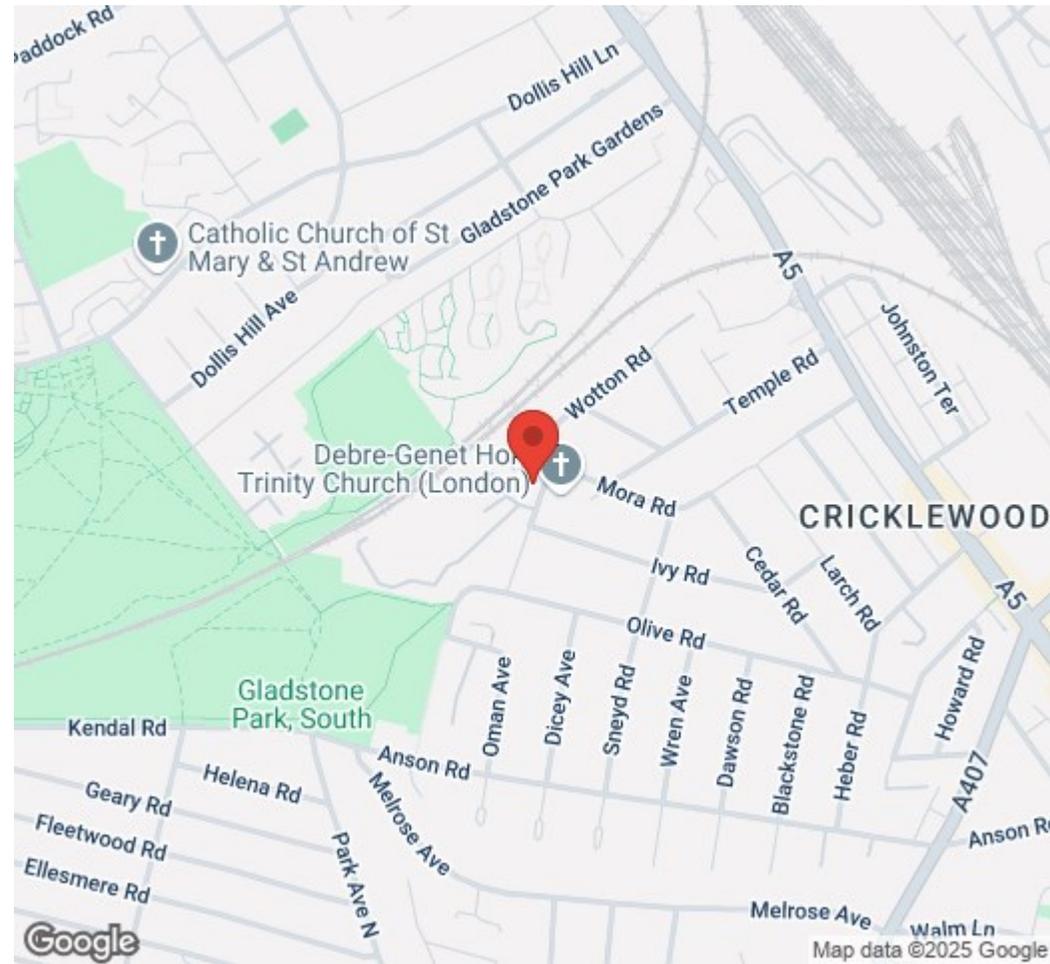
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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	80	80

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		