



**HUNTERS®**  
HERE TO GET *you* THERE



# Upton Close, Cricklewood, NW2

Offers In Excess Of £350,000



Hunters are pleased to market this well-presented two double bedroom apartment, situated on the top floor of a purpose-built block with private off-street parking.

The property features a spacious reception room with wooden flooring, a modern separate kitchen, a contemporary bathroom, and two generous double bedrooms, both with fitted wardrobes. The apartment is bright throughout and offers excellent proportions.

The property is sold chain-free with a long lease attached.

Ideally located moments from Cricklewood Thameslink station (with direct services to St Pancras in under 10 minutes) and within easy reach of West Hampstead, Golders Green, Finchley Road, and Willesden Green. Brent Cross Shopping Centre, Cricklewood Broadway, and the O2 Centre are all close by.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777

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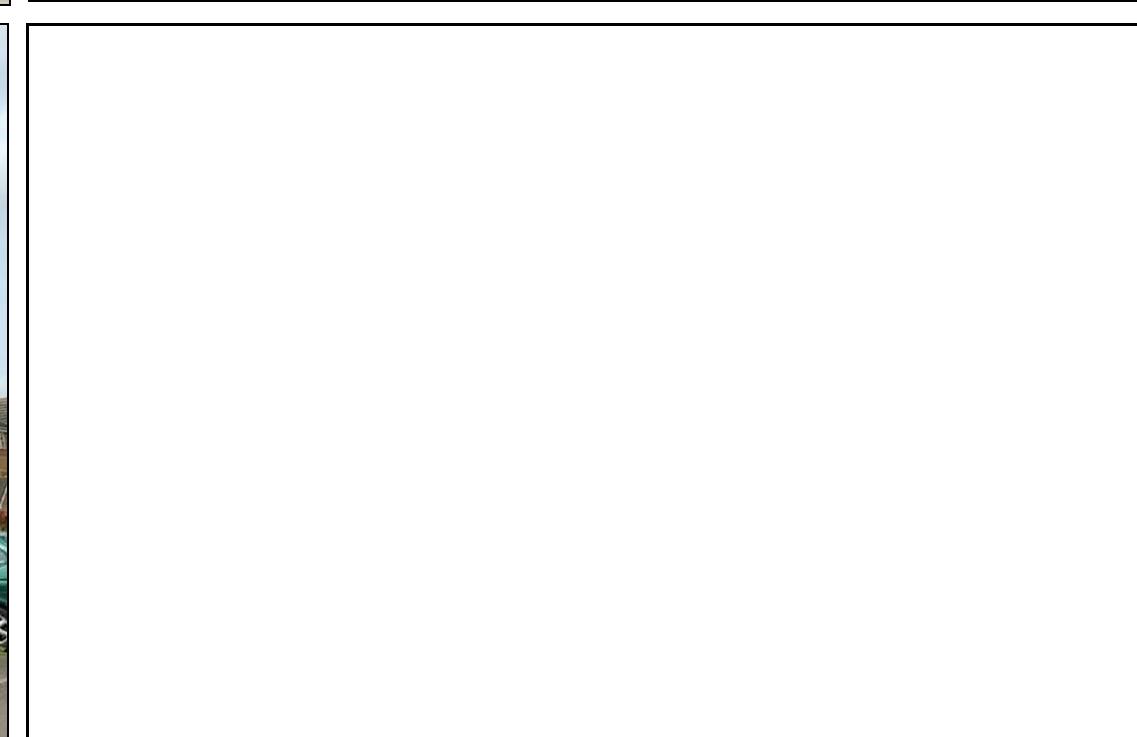
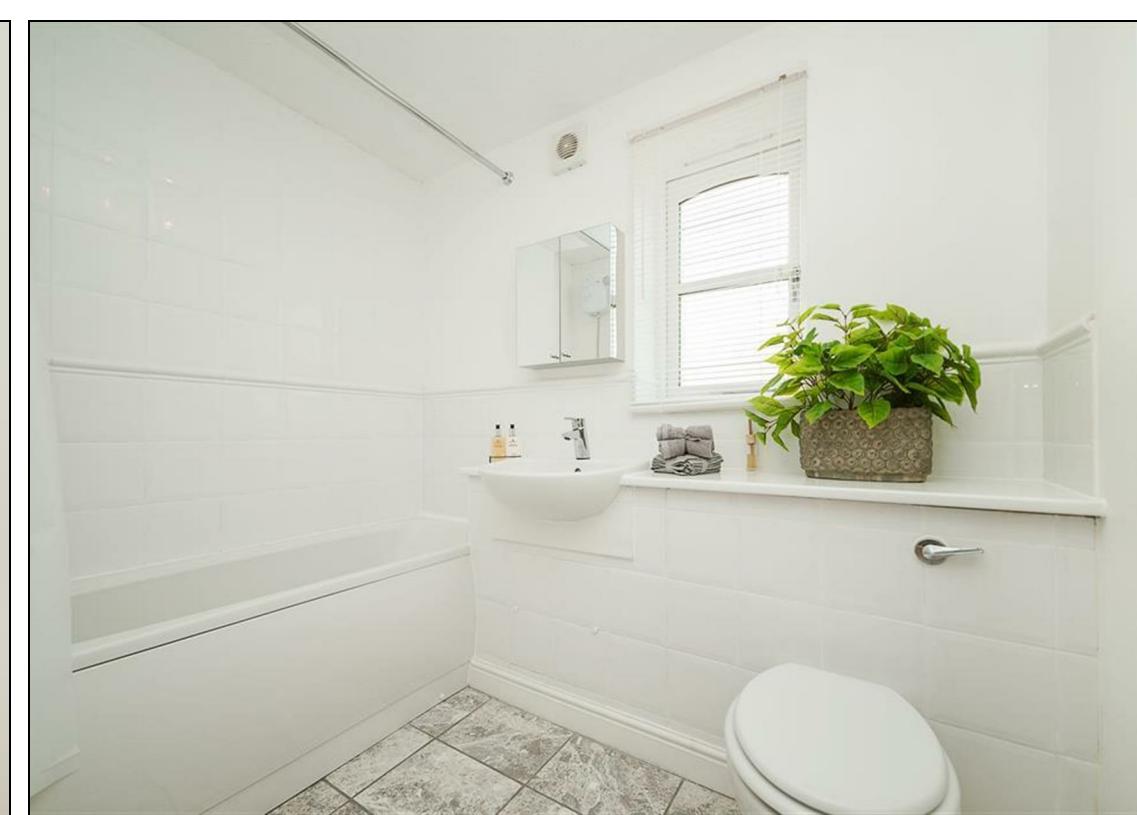
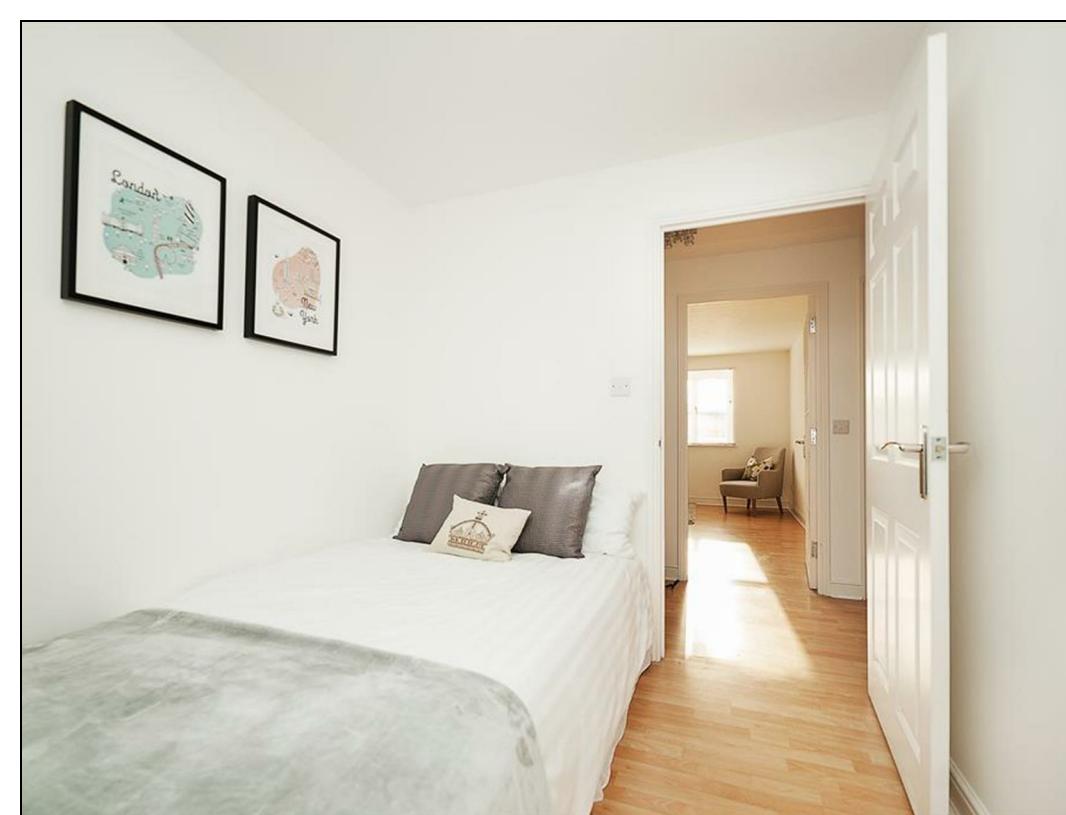
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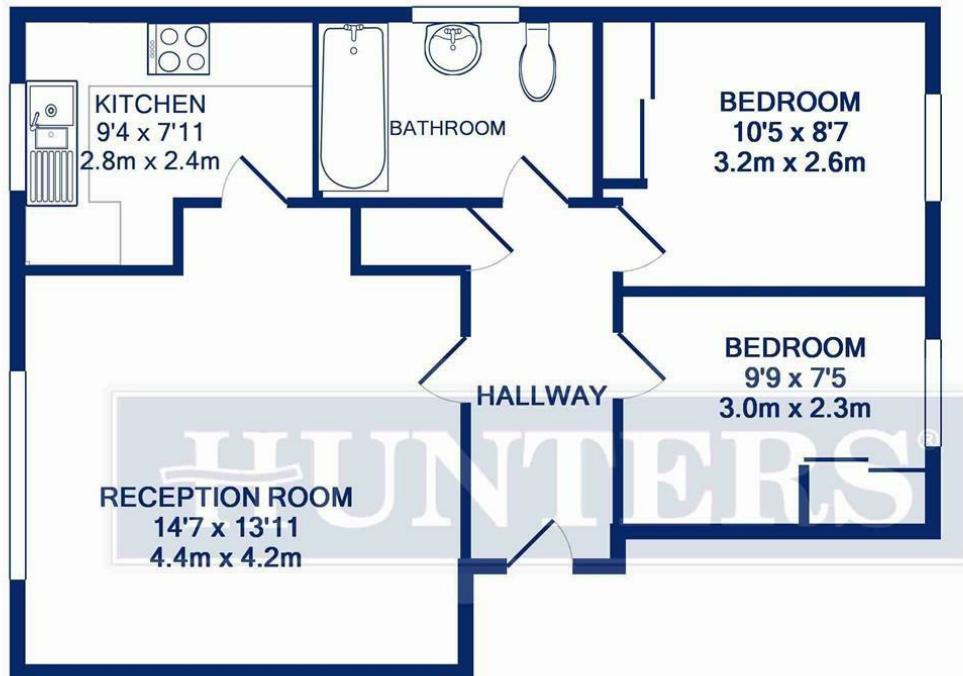


## KEY FEATURES

- Two Bedroom Top Floor Apartment
- Purpose Built Building
- Long lease attached
- Off-street parking
- Sold chain free
- Close proximity to Cricklewood Broadway
- Thames link







TOTAL APPROX. FLOOR AREA 522 SQ.FT. (48.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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