

## St. Michaels Road, NW2

Guide Price £350,000

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**Guide Price: £350,000 to £400,000**

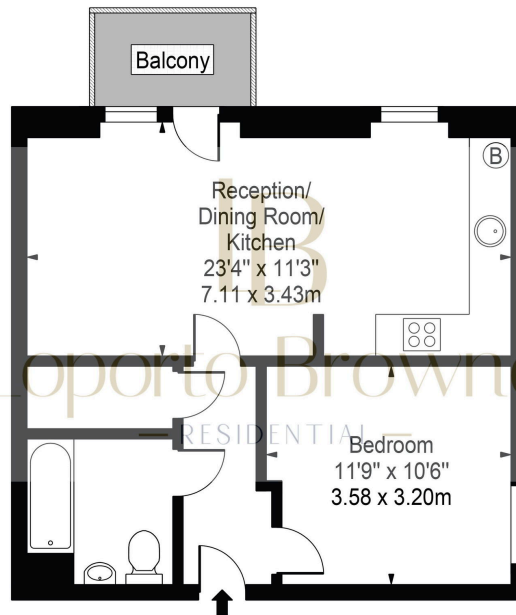
Set on a peaceful residential street in the heart of Cricklewood, this beautifully presented one-bedroom flat offers just over 500 sq ft of well-designed space, perfect for a first-time buyer, a buy-to-let investor, or anyone seeking a stylish London pied-à-terre.

The standout feature of this home is the fabulous open-plan kitchen and living area — a bright, sociable space with room to cook, dine, and unwind. A west-facing balcony extends from the living room and looks out over the striking Edwardian architecture of the Grade II listed Thames Water pumping station, a unique and historic Cricklewood landmark.

## Key Features

- Guide Price: £350,000 to £400,000
- 1 bed, 1 bathroom with a private balcony
- Open plan living room kitchen
- Lots of storage
- Decorated beautifully
- Over 500 sq.ft of utilised space
- Perfect for a first time buyer
- Bright and spacious
- Double glazed
- Oli and Liana love this 1 bed flat, please watch the video and book a viewing

St. Michaels Road  
Approx. Gross Internal Area 504 Sq Ft - 46.82 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.