



LIVING  
RESIDENTIAL



## 45 Dairyman Close

, Cricklewood, NW2 1EP

£290,000



We are pleased to offer this lovely ground floor one bedroom flat in this modern gated development in Cricklewood. The property comprises of a large reception room, large double bedroom, modern kitchen and full bathroom. The flat is situated next to Cricklewood station and close to Cricklewood Broadway and Brent X shopping centre and good access to A41, A406 and M1. Offered with Share of Freehold with a 973 year lease.



# Floor Plans

RECEPTION  
15'11 x 15'4  
(4.9m x 4.7m)

KITCHEN  
10'10 x 7'10  
(3.3m x 2.4m)

BEDROOM  
12'2 x 9'3  
(3.7m x 2.8m)

BATHROOM  
7'10 x 5'6  
(2.4m x 1.7m)

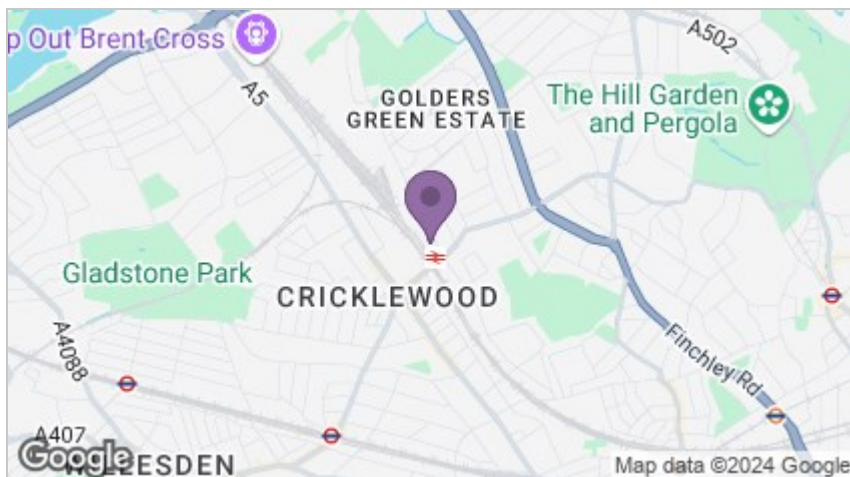
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 463 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 463 SQ FT/ 43 SQM

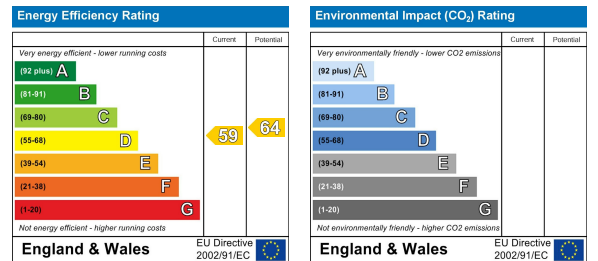
**PROPERTY PHOTO PLANS** CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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