



1 Bedroom  
Fordwych Road, NW2

 **Portland**  
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Asking Price £425,000  
Leasehold – Share of Freehold

This bright and well-proportioned one-bedroom apartment spans an impressive 529 sq ft and comes with a private garden, set on a popular road in Cricklewood.

Fordwych Road has plenty of character, and the flat itself really benefits from high ceilings and large south-facing bay windows that bring in loads of natural light. The front of the property is set up as an open-plan kitchen and living space, complete with a breakfast bar — a great spot for hosting or just everyday living.

To the rear, there's a good-sized double bedroom with built-in storage, along with a modern three-piece bathroom.

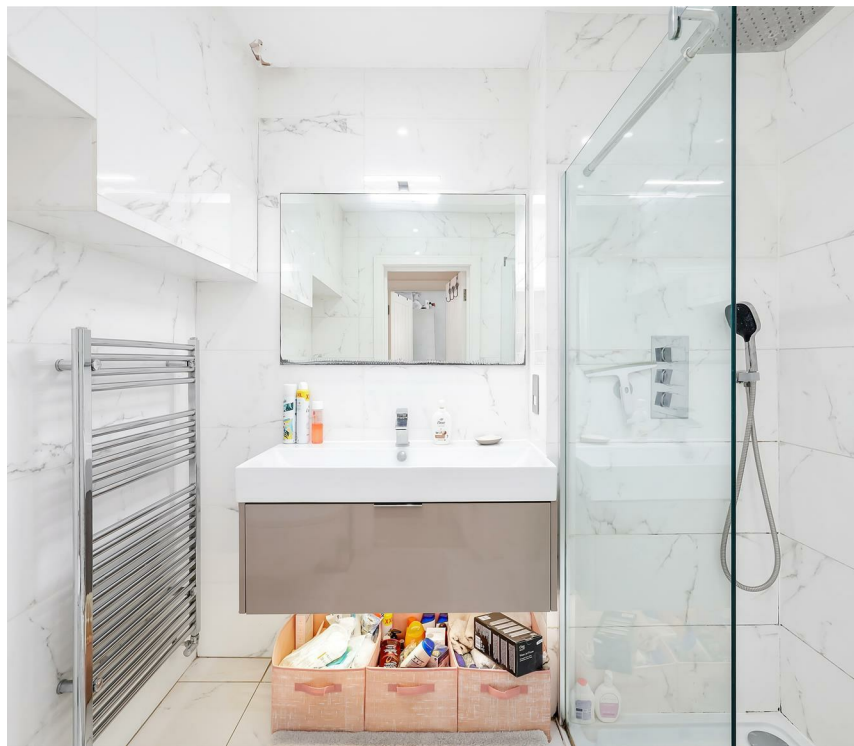
The private garden is accessed via the side and, with a bit of attention, could be turned into a great outdoor space — ideal for summer evenings and BBQs.

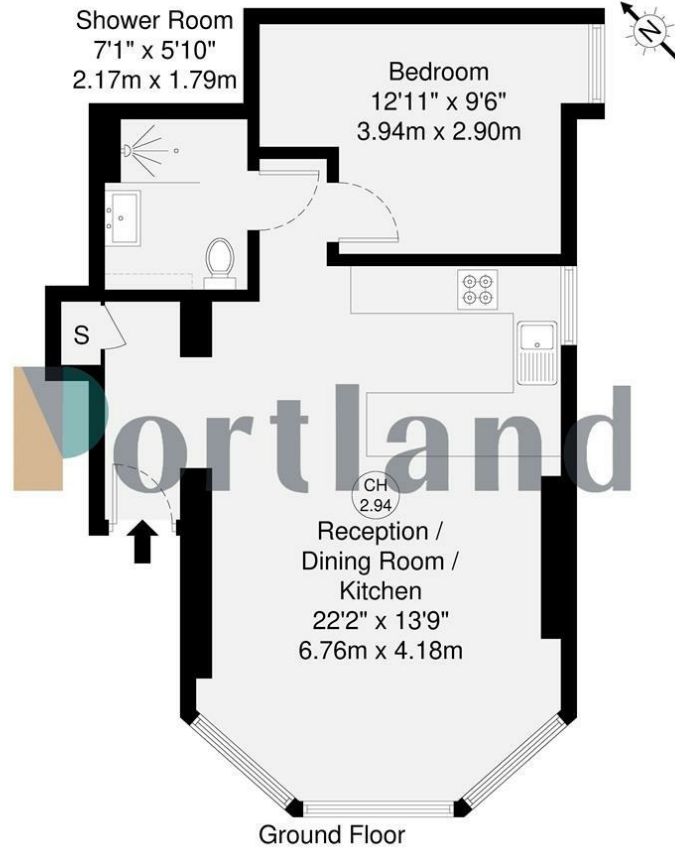
The flat is in very good condition overall, making it an easy move for a first-time buyer. It's being sold with a long lease, ad hoc service charges, and vacant possession.

Fordwych Road is around a 10-minute walk from Cricklewood Station (Thameslink), offering direct access into Farringdon, St Pancras International and beyond. You're also within easy reach of Cricklewood Broadway, with Mill Lane just down the road for a good mix of cafés, pubs and local spots.

- One-bedroom apartment in Cricklewood
- 529 sq ft of internal space
- Private garden with side access
- Bright open-plan kitchen/living area
- South-facing bay windows with great natural light
- High ceilings throughout
- Good-sized double bedroom with storage
- Modern three-piece bathroom
- Long lease with ad hoc service charges
- Short walk to Cricklewood Station (Thameslink)







<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 49.2 sq m / 529 sq ft	<b>TOTAL STORAGE SPACE</b> Storage and wardrobe total area 0.4 sq m / 4 sq ft	<b>EXTERNAL FEATURES</b> Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	<b>74</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		

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		