



2 Bedroom
116 Cricklewood Lane, NW2

 **Portland**
Trusted, every step of the way

Asking Price £475,000
Leasehold

Offered to the market in immaculate condition, is a modern two bedroom apartment in a popular newly built development.

Presented in stunning condition, the flat offers a fully integrated open plan kitchen with excellent storage and bright views. The living area then continues onto to a well-proportioned balcony perfect for entertaining.

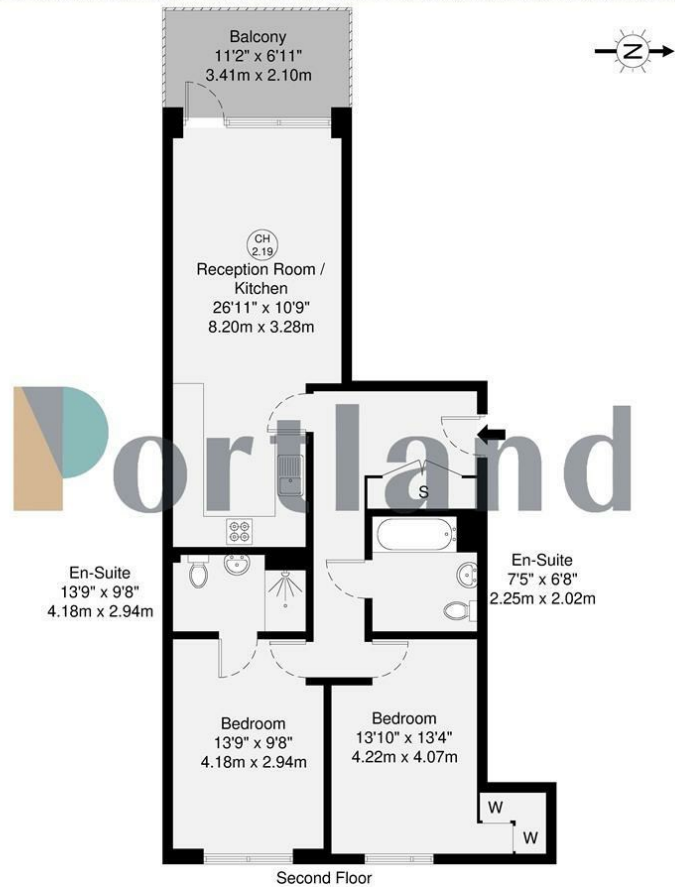
The property also boasts two double bedrooms, one of which has direct access to a ensuite. Both have views of the gardens. Omnibus House benefits a secure video entry system for guests, accessible lift and charming communal gardens for the residents.

This excellent home is located in one of North West London's most desirable areas, and is only moments away from Cricklewood Station as well as being close to a plethora of local amenities including a new David Lloyd gym and local independent restaurants and shops. In addition the property is within walking distance to West Hampstead and Hampstead Heath.

- Purpose built popular development in Cricklewood
- Excellent access to St. Pancras International
- Two double bedrooms
- Two bathrooms
- Private balcony
- Stunning communal gardens
- Flooded with natural light
- Upper floor with lift
- Close to station
- Perfect for first time buyers







GROSS INTERNAL AREA (GIA) The footprint of the property 72.5 sq m / 780 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.4 sq m / 25 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 7.1 sq m / 76 sq ft	RESTRICTED HEAD HEIGHT 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) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	