

Draycott Close, NW2

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This is the kind of address that rewards those who know the neighbourhood — and in Cricklewood, the neighbourhood rewards knowing.

- Purpose-built development
- Off-street parking
- Cricklewood Thameslink nearby
- Kiln Theatre and David Lloyd Health Club on foot
- Service charge includes insurance and water
- A long lease of 163 Years and No ground rent



LONG LEASE AND NO GROUND RENT London has a habit of hiding its best-kept secrets in plain sight, and Draycott Close is one of them — a quietly tucked-away development just off Somerton Road, where the pace of life softens without sacrificing convenience.

Built at the turn of the millennium in 2000, this well-presented first-floor apartment offers 317 sq ft of thoughtfully designed living space, making it an ideal purchase for first-time buyers, investors, or those seeking a smart London base.

The bright and welcoming reception room is filled with natural light, creating an inviting space to relax or entertain. A separate kitchen provides practicality and separation from the living area, while the well-proportioned bedroom and generously sized bathroom complete the accommodation.

One of the standout features is the recently extended lease, now with approximately 163 years remaining, alongside the rare advantage of no ground rent — offering valuable long-term peace of mind and keeping future costs more predictable.

The location perfectly balances neighbourhood charm with excellent connectivity. Cricklewood Broadway is moments away, offering a genuine slice of North West London life with independent cafés, bakeries, supermarkets, and local favourites all close by. The acclaimed Kiln Theatre is also nearby, bringing one of London's most



► respected cultural venues to your doorstep.

Transport links are excellent, with Cricklewood Thameslink providing swift access into St Pancras and Central London, while nearby Golders Green and West Hampstead offer Northern and Jubilee line connections for seamless travel across the capital.

Further benefits include off-street parking and service charges that include both water rates and building insurance.

For buyers looking to step onto the property ladder in a well-connected London location with strong long-term fundamentals, this represents a smart and compelling opportunity.

Tenure: Leasehold

Lease Remaining: Approx. 163 Years

Ground Rent: £0

Service Charge: £1,871 Per Annum

Council Tax Band: C

Local Authority: Barnet





LOCATION

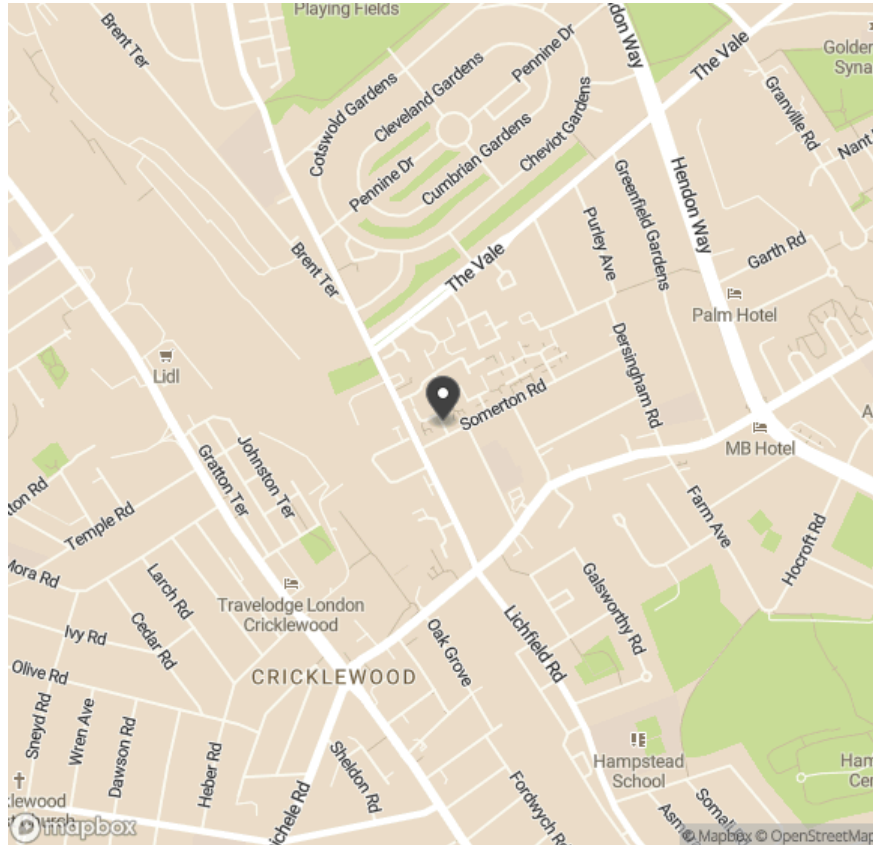


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 79

Potential: 79



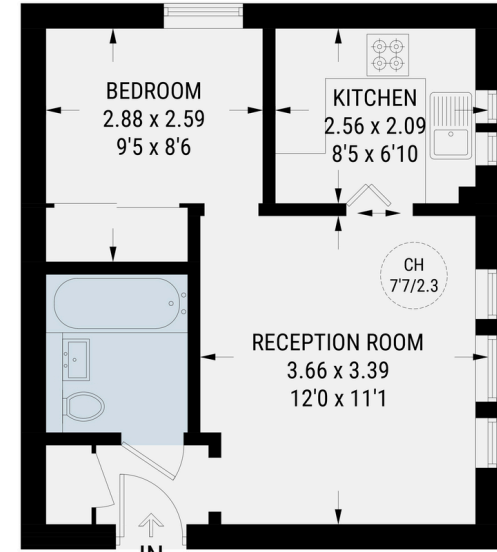
FLOOR PLAN

334 sq ft (31 sq m)

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Approximate Gross Internal Area = 30.8 sq m / 331 sq ft

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FIRST FLOOR

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Kurt Anthony Gonzales

For viewings, further information or a free property valuation contact:

📞 07539 828 131 | 02034 055 123

✉️ kurt@moveli.co.uk