



## 27 Windmill Drive

Cricklewood, London, NW2 1UR

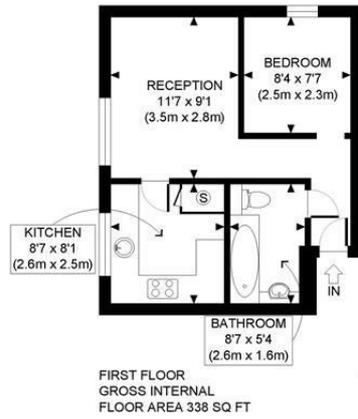
£245,000



A well-proportioned first-floor studio flat (338 sq. ft.) featuring a designated sleeping area, a separate bathroom, and a separate kitchen. The property benefits from laminate flooring throughout, new double glazed UPVC windows and will come with a brand-new 125-year lease. Additionally, it includes an off-street parking space. Ideally situated close to the local amenities of Cricklewood, including its Thameslink station, offering excellent transport links. Council tax Band B - Service charge £1300 per annum - Ground rent is £90 per year. You will also not be able to park commercial vehicles in the development. Some of the photos are Virtually staged.



# Floor Plans



APPROX. GROSS INTERNAL FLOOR AREA: 338 SQ FT/ 31 SQM

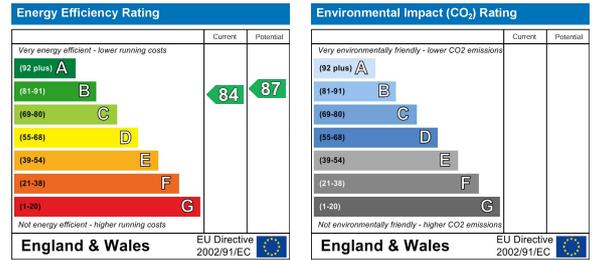
**PROPERTY PHOTO PLANS** CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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.



**Living Residential Estate Agents** | 118 Fortune Green Road, London, NW6 1DH

020 7435 6066 | 01923 954884 | enquiries@livingresidential.com | www.livingresidential.com

Living Residential Ltd. Reg No. 4759344. Registered Office Address: 170 Finchley Road, Hampstead, London, NW3 6BP. Registered England and Wales.