



LIVING
RESIDENTIAL



38 Windmill Drive

Cricklewood, London, NW2 1US

£272,500

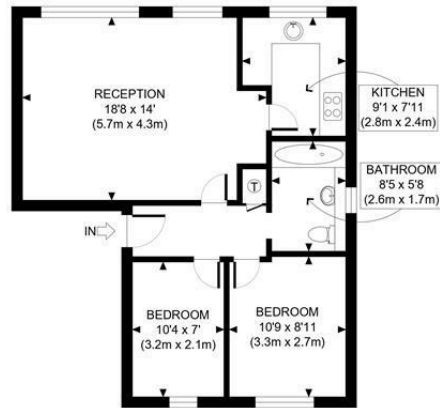


Offered to the market with sole agency, this ground floor two-bedroom apartment is an excellent investment opportunity, situated within a modern development on Windmill Drive, Cricklewood.

Extending to approximately 55 sq m (593 sq ft), the property comprises two well-proportioned bedrooms, a bright reception room, separate fitted kitchen, and family bathroom. The development further benefits from communal gardens and allocated parking, the property is within close proximity to a wide range of local amenities, as well as Cricklewood Thameslink station, providing fast and direct access into Central London. The nearby M1 also offers convenient connections for commuters travelling further afield. The property is offered with approximately 77 years remaining on the lease and a service charge of £1,900 per annum. With its combination of location, layout and transport links, this flat presents a compelling buy-to-let opportunity with solid rental potential and long-term growth prospects.



Floor Plans



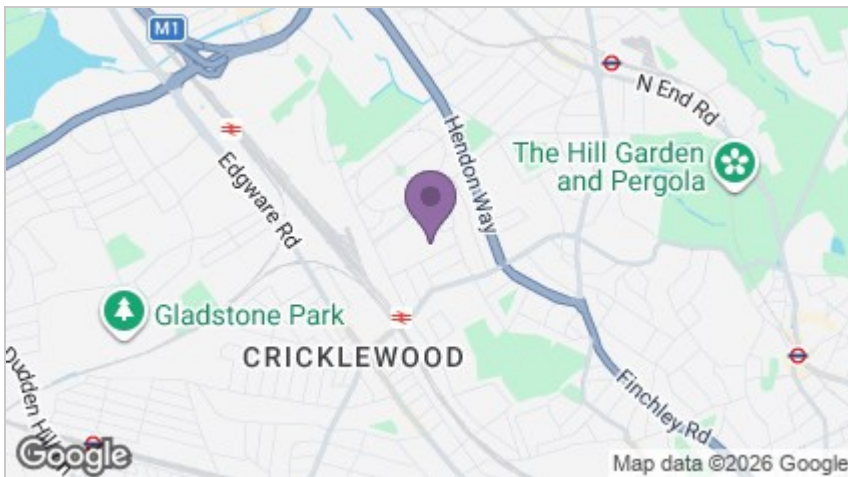
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 593 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 593 SQ FT/ 55 SQM

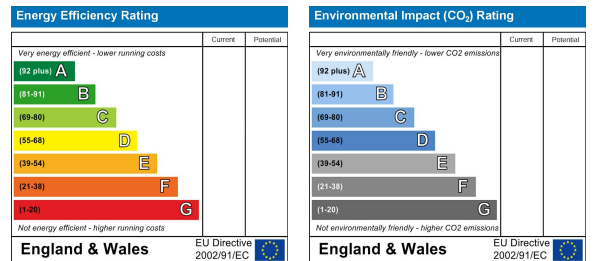
This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for 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.

PROPERTY PHOTO PLANS
RELIABLE AND UP TO THE MINUTE BLUEPRINTS

Area Map



Energy Efficiency Graph



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