



LIVING  
RESIDENTIAL



## 21 Kingweston Close

Cricklewood, London, NW2 1UU

£357,000

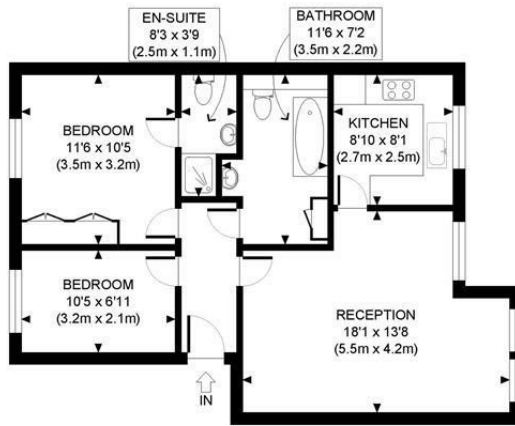


A charming two bedroom, two bathroom (one en-suite) flat circa 639 sq. ft/ 59 sqm, situated on the 1st floor of a purpose-built development in Cricklewood, this is a bright and well proportioned property and is located in a quiet residential close.

The apartment is situated moments from a range of shops and amenities that can be found in Cricklewood while the green open spaces of Basing Hill Park and Clitterhouse Playing Fields are also within close proximity. Cricklewood Train Station (Thameslink) is located within 0.4 of a mile & Willesden Green Underground Station (Jubilee Line) is situated 1.2 miles away. Council Tax band E, lease length approximately 125 years. Service charge £1500 per year with a peppercorn ground rent.



# Floor Plans



FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 639 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 639 SQ FT/ 59 SQM

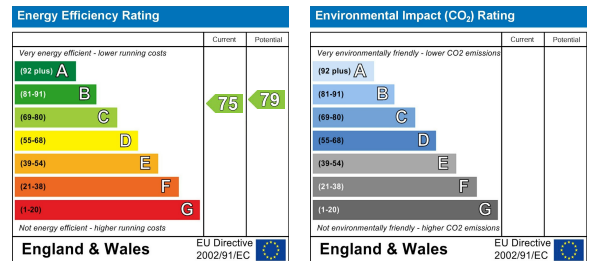
**PROPERTY PHOTO PLANS** .CO.UK  
 ONE STOP SHOP FOR PROPERTY MARKETING

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



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