LIVING RESIDENTIAL

94 Windmill Drive

Cricklewood, London, NW2 1US

Asking Price £270,000

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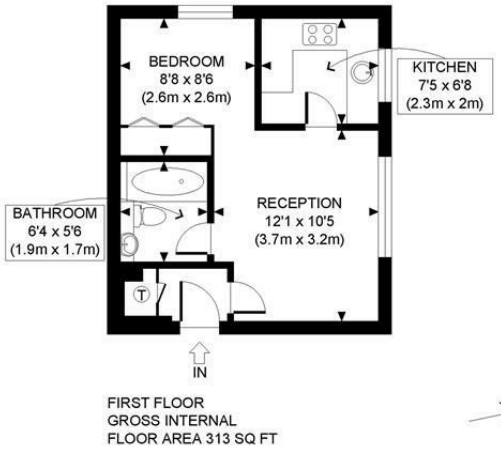
This exceptional studio/one-bedroom flat presents an outstanding opportunity for first-time buyers or investors. Positioned on the 1st floor of a purpose-built block, this lovely property spans 313 sq.ft and includes one off street parking space. The interior features a welcoming reception room, a separate, well-equipped kitchen with integrated appliances, a spacious double bedroom, and a contemporary bathroom. Elegant wooden flooring, and double-glazed windows ensure comfort and efficiency. Ideally located, the residence is just a short stroll from the vibrant Cricklewood Broadway, known for its diverse array of restaurants, shops, and cafes. Excellent transport connections are nearby, with Cricklewood Thameslink station providing swift access to The West End and The City. The current lease of the property is 79 years remaining the vendors are in the process of increasing the lease to 169 Years the flat will be sold with the extended lease. Service charge is approximately £1,300 per annum and the ground rent is circa £100 per annum, council tax band D. Commercial vehicles can not make use of the off street parking.

Floor Plans



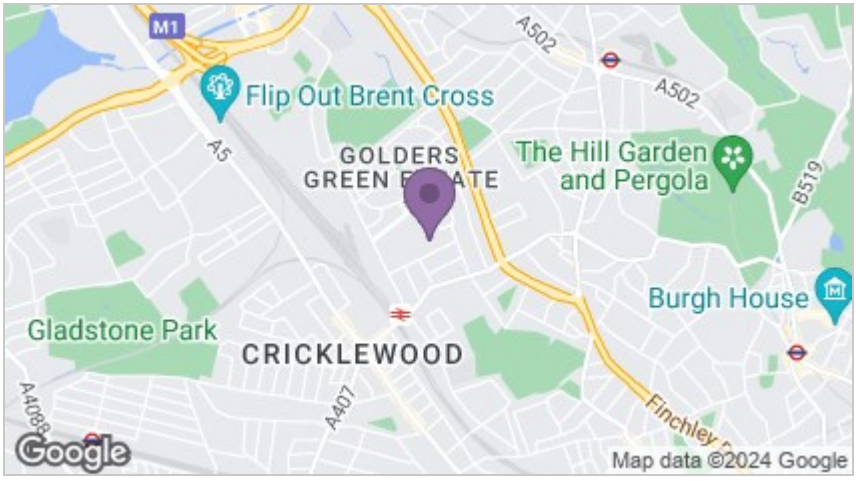
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 313 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 313 SQ FT/ 29 SQM

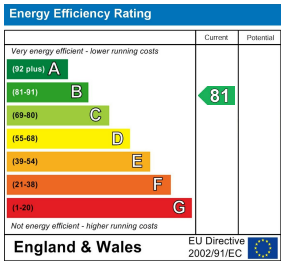
PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

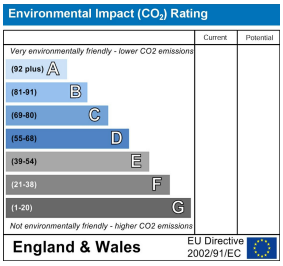
This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for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

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