



2 Bedroom  
Elm Grove, NW2

 **Portland**  
Trusted, every step of the way

£425,000  
Leasehold



Offered to the market is an excellent first floor apartment, with two bedrooms and separate kitchen.

Elm Grove is positioned in the popular residential "tree roads" of Cricklewood, NW2. Presented in fair condition and perfect for first time buyers is a wonderful apartment being sold with a brand new lease and vacant possession.

Prospective buyers can expect to find a bright reception room with bay window, large double bedroom, a second bedroom, family bathroom and smart kitchen positioned to the rear of the property. There is the benefit of residents permit parking available. There is a section of the rear garden demised to the first floor and also the front garden.

This excellent home is located in one of North West London's most desirable areas, and is only moments away from Cricklewood Station as well as being close to a plethora of local amenities including a new David Lloyd gym and local independent restaurants and shops. In addition the property is within walking distance to West Hampstead and Hampstead Heath.

- Bright First Floor Flat
- Brand New Lease
- Residents Parking Available
- Separate Kitchen
- Vacant Possession
- Chain Free
- Perfect For First Time Buyers
- Close To Thameslink
- Bay Window
- Moments From Shops









Portland

Elm Grove, NW2

GROSS INTERNAL AREA  
52.7 sq m / 567 sq ft



First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
52.7 sq m / 567 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1 sq m / 10 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



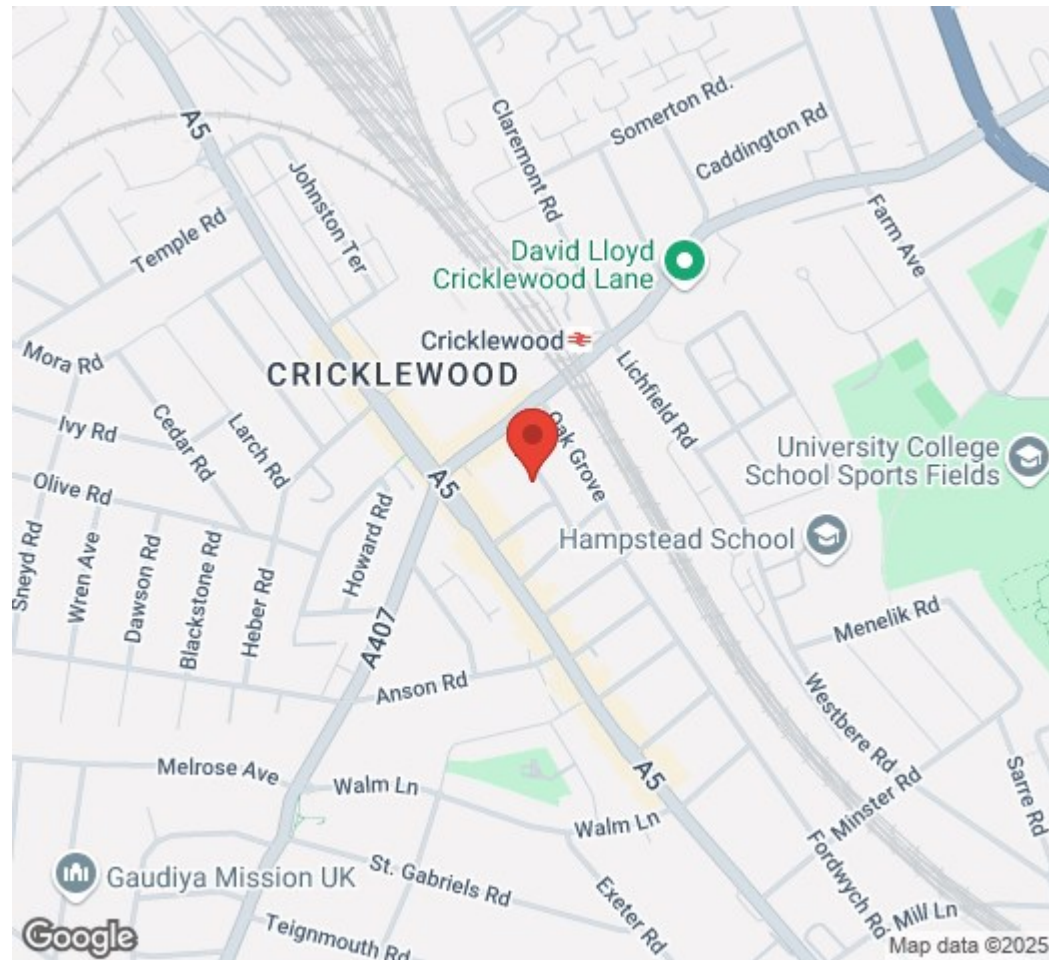
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.