



Pearl & Chance

Windmill Drive, London, NW2 1UR

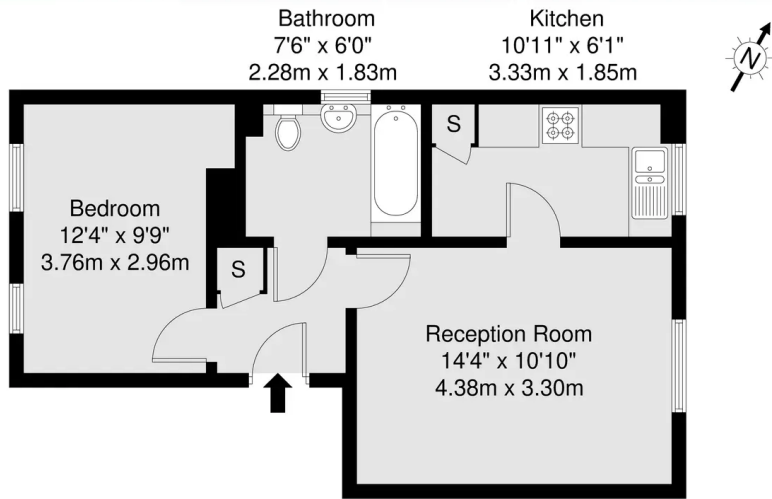
£350,000

Windmill Drive, London, NW2

Chain-free! This one-bedroom apartment located on the ground floor of an impeccably maintained development is within walking distance of Cricklewood train station, boasting excellent transport links and is just a short stroll from local amenities. The apartment is perfectly situated to enjoy everything Golders Green has to offer and is moments away from Brent Cross Shopping Centre, Golders Green High Street, West Hampstead, and Clitterhouse Playing Fields, where you can enjoy diverse shopping options, gourmet dining, and efficient public transport. Easy access to key roadways like the A40, A406, and M1, further enhances its appeal, making it ideal for commuters. With residents parking available, this apartment is a prime pick for first-time buyers or investors looking for a straightforward, ready-to-move-in option. A newly extended lease will be available upon completion. Call us to book a viewing and discover why this property is a smart buy.

- Council Tax Band: C
- Ground Floor
- Newly Extended Lease
- Close to Cricklewood Station
- Good Access to Major Roads
- Residents Parking
- Quiet Location
- Chain Free





Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
40.7 sq m / 438 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.7 sq m / 7 sq ft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.0sq 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC





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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.