



 1  
Bedroom

 1  
Bathroom



Warren Bradley Estates are delighted to offer for sale this 1 bedroom first floor apartment in Draycott Close which is ideally located close to Cricklewood Broadway and Cricklewood Station. The property is offered in very good condition and benefits from a bright, spacious and airy lounge which leads to a modern kitchen, there is also a large double bedroom and fully tiled bathroom. The property has electrical heating throughout and a security intercom system. Externally there is residents parking.

Offered chain free this is an ideal opportunity for first time buyers and rental investors alike.

**Entrance Hall** 2.40m x 1.90m (7.87ft x 6.23ft)

**Reception** 4.50m x 3.50m (14.76ft x 11.48ft)

**Kitchen** 3.70m x 1.80m (12.14ft x 5.91ft)

**Bedroom** 4.31m x 3.10m (14.14ft x 10.17ft)

**Bathroom** 2.20m x 2.10m (7.22ft x 6.89ft)

#### **Parking**

Residents Permitted parking

#### **Leasehold**

77 Years remaining - As advised by the vendor

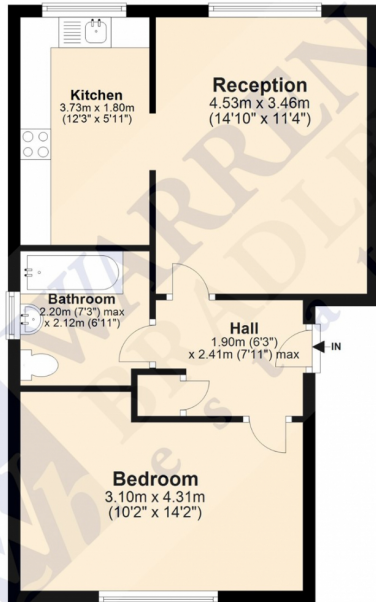
#### **Service Charge**

£1740.00 Per Annum (Including Water Rates) - As advised by the vendor

#### **Ground Rent**

£100.00 Per Annum - As advised by the vendor

**Draycott Close**  
Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 45.3 sq. metres (487.6 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

