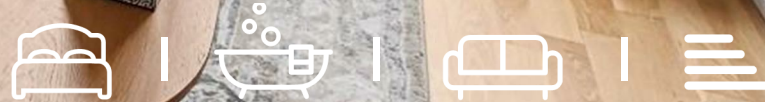


HUNTERS  
HERE TO GET YOU THERE

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Oak Grove, Cricklewood, London, NW2

Asking Price £275,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters are delighted to present this beautifully presented one-bedroom first floor apartment, set within a well-maintained modern development in the heart of Cricklewood.

Spanning approximately 423 square foot, the property features a bright and airy open-plan reception, a generously sized double bedroom, and a stylish contemporary shower room. Additional benefits include underfloor heating, real oak flooring, double glazing, ample built-in storage, a communal bike store, and a long lease.

Conveniently located just moments from Cricklewood Station (Thameslink) being a 15-minutes journey into King's Cross, with further excellent transport connections at Kilburn and Brondesbury (Jubilee Line and Overground), providing swift access into Central London.

The property is also well-positioned for the local amenities of Cricklewood Broadway, with West Hampstead, Kilburn High Road, and Hampstead Heath all within easy reach. Ideal for first-time buyers, this modern home offers turnkey living in a vibrant and well-connected neighbourhood.

## REQUIREMENTS FOR PURCHASE:

Months 1-2: live-in Camden, not own a property and earn below £90k

Months 3-4: live or work in Camden, not own a property and earn below £90k

Month 5: live or work in London, not own a property and earn below £90k

After 6 months: no restrictions.

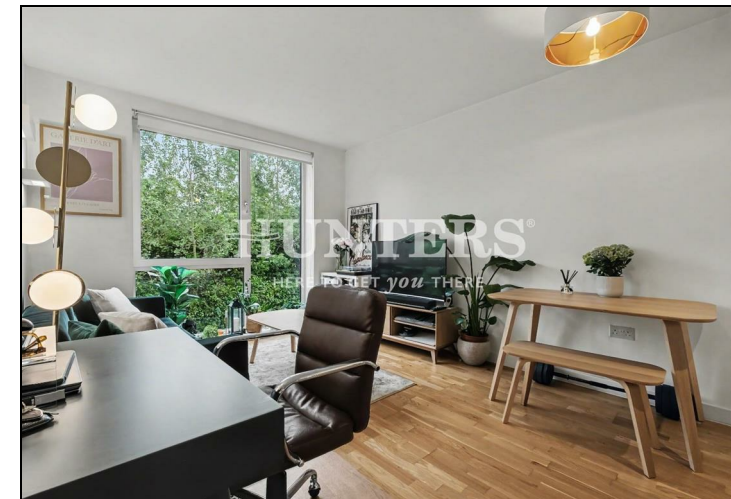
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westhampsteadsales@hunters.com | www.hunters.com

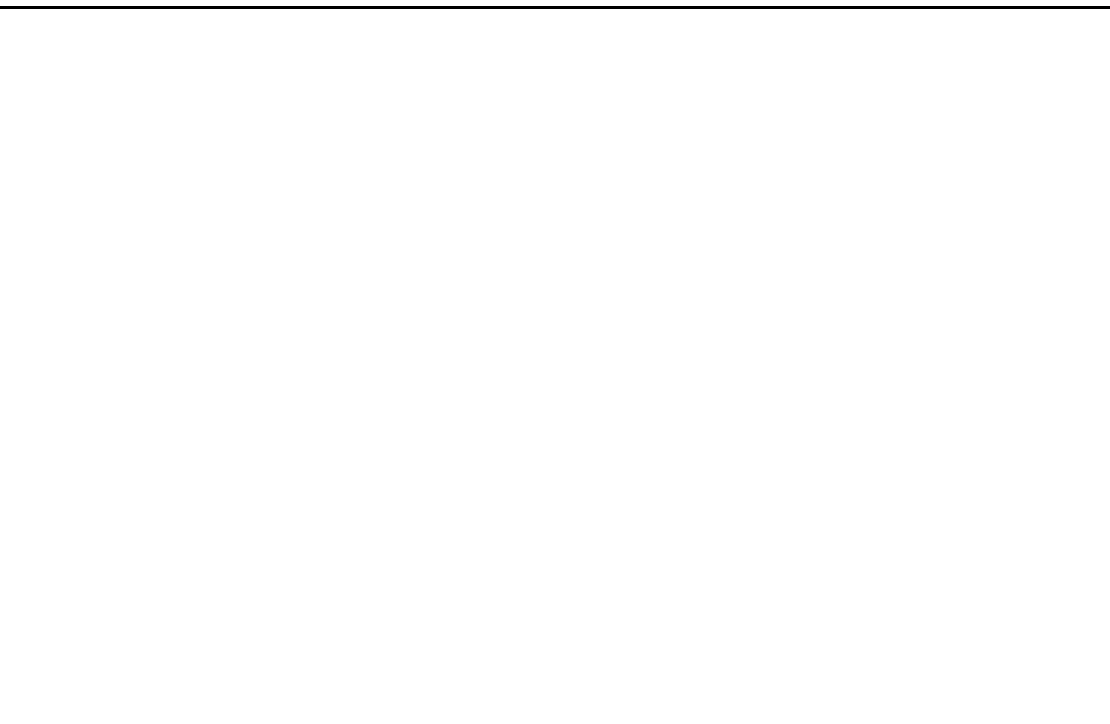


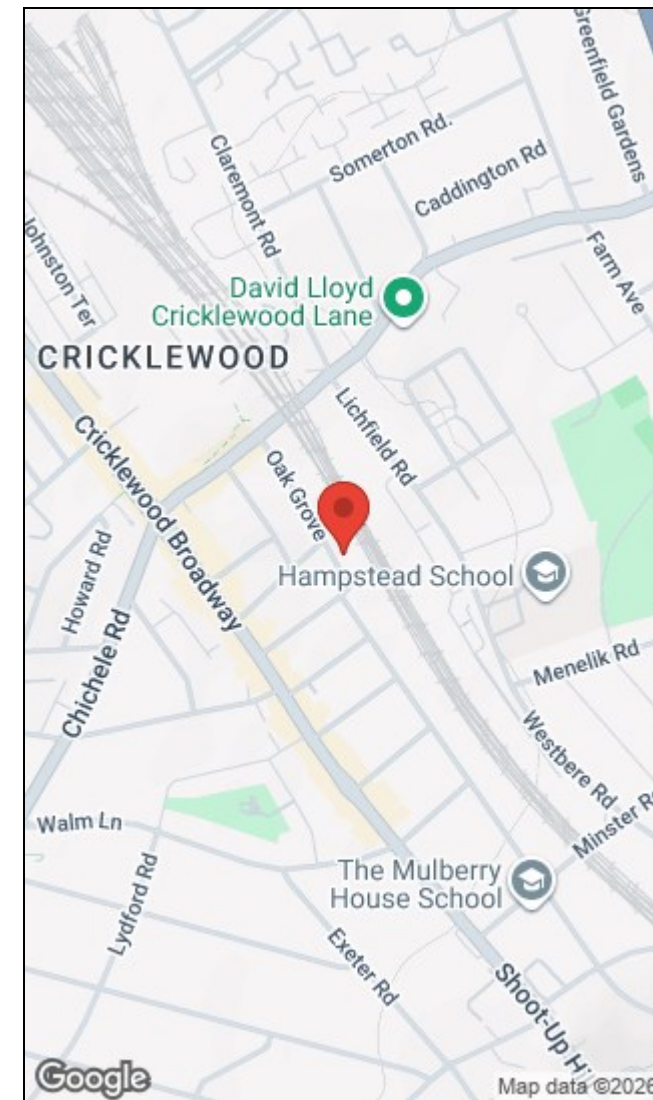
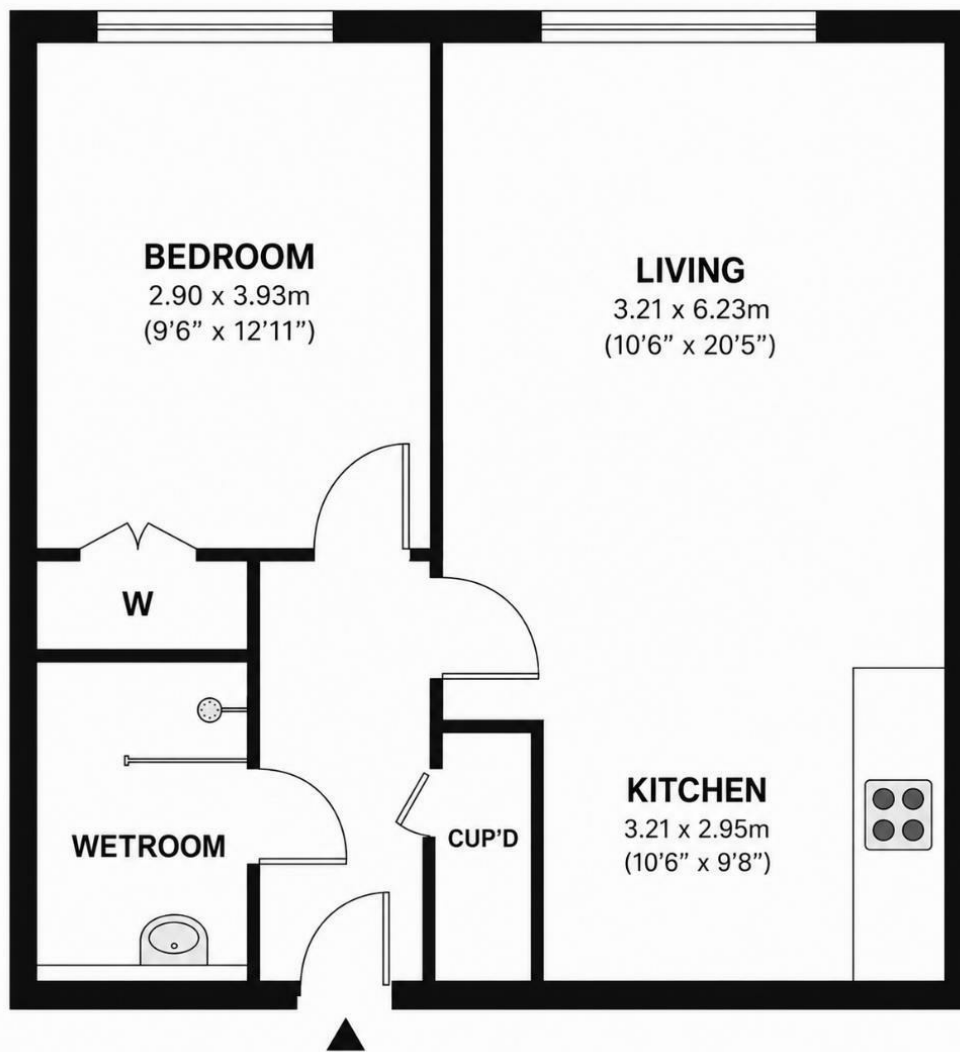


## KEY FEATURES

- One Bedroom First Floor Apartment
  - Long lease attached
  - Sold chain free
- Close proximity to Cricklewood Broadway ThamesLink
  - Bike storage
  - Communal rear garden
- Secure building with intercom services







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

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