



**HUNTERS®**  
HERE TO GET *you* THERE



# Oak Grove, London, NW2

## Offers In Excess Of £265,000



Hunters are delighted to present this beautifully presented one-bedroom top 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.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

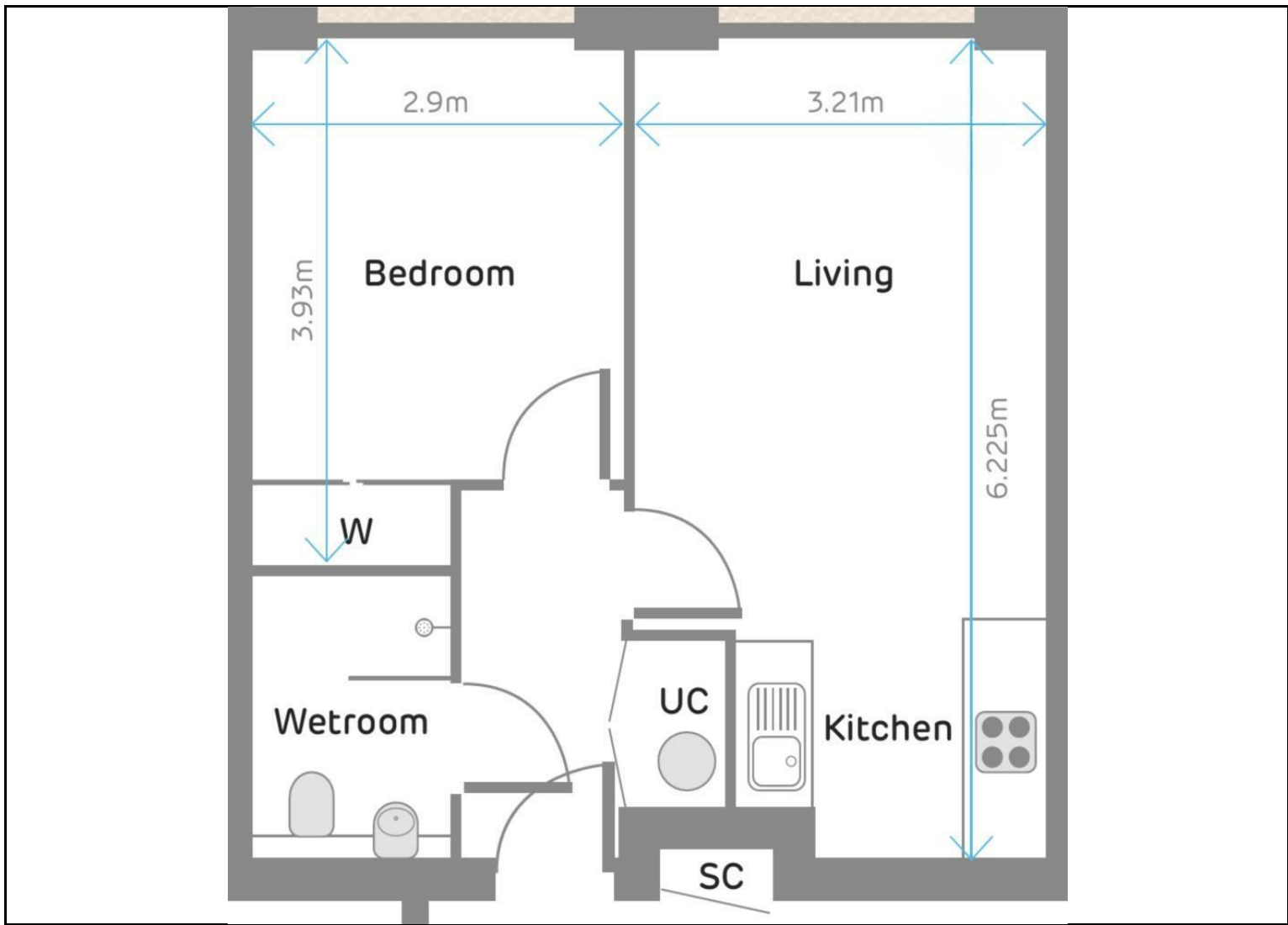


## KEY FEATURES

- One bedroom second floor apartment
- Close proximity to Cricklewood Broadway  
ThamesLink
- Fully furnished
- Resident's private rear garden
- Bike storage
- Secure building
- Long lease







| 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 |           |  |  |
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