



OAKHILL



FOR SALE  
£369,950  
SUBJECT TO CONTRACT

## Alder House

1 SWANNELL WAY LONDON NW2 1DR

### KEY FEATURES

- ONE BEDROOM APARTMENT
- KITCHEN
- SPACIOUS RECEPTION ROOM
- SECOND FLOOR
- BALCONY
- ONE PARKING SPACE
- FURNISHED OR UNFURNISHED
- AVAILABLE NOW

A fantastic one bedroom apartment situated on the second floor (with lift) of this new build development. Benefiting from a stylish kitchen, a spacious reception room with direct access to your own private balcony and a double bedroom with a Jack and Jill family bathroom. Further benefits include your own parking space as well as a telephone entry system.

This amazing apartment is located within easy access to Cricklewood, just minutes from many transport links. Claremont Village gives you the chance to enjoy space with easy access to city life. Hop on the M1 for a drive up the motorway or head into the city for a night out – just 20 minutes to Central London from Brent Cross on the Northern Line.



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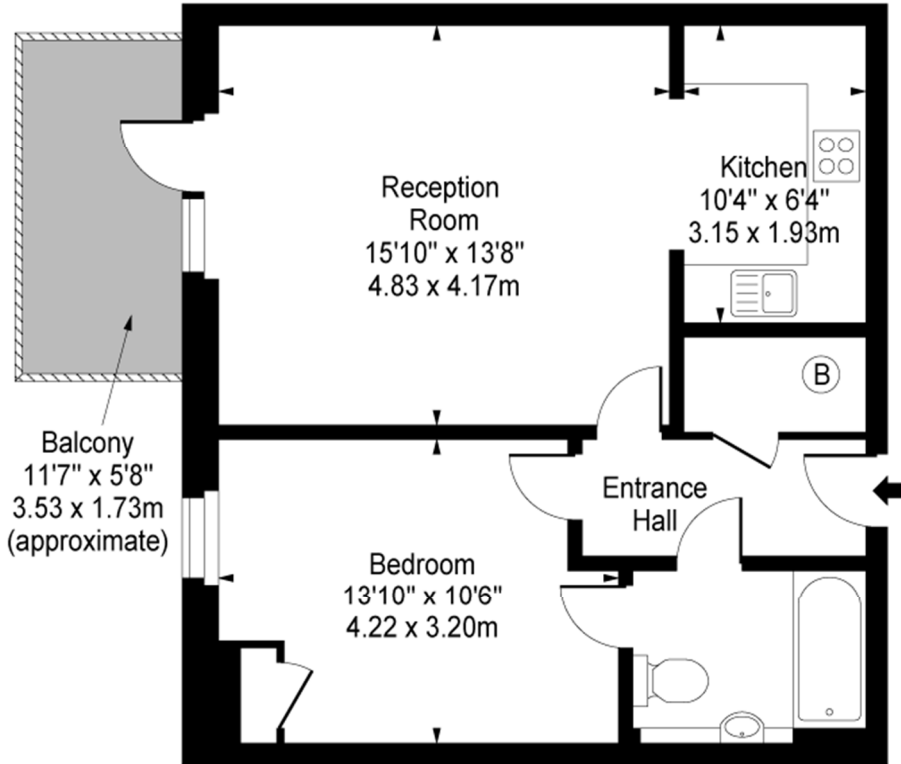
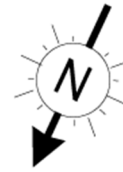


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# Claremont Village, Claremont Road, Cricklewood, NW2



Second Floor

Approx Gross Internal Area **550 Sq Ft - 51.10 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 004007A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</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 energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*