



Studio (EPC Rating: )

## FLAT 2C 1-6 BURLINGTON PARADE, CRICKLEWOOD, NW2 6QW

# £1,400



**HAYMILLS**  
Expertise Experience Engagement



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# 0 Bedroom Studio located in Cricklewood

Discover this well-presented flat located in Burlington Parade, Cricklewood NW2, ideally positioned within walking distance of local shops, cafés, and excellent transport links. Flat offers bright, comfortable living with a practical layout that suits both professionals and students.

Located within the sought-after Burlington Parade development in Cricklewood NW2, Flat offers a smart and comfortable living space moments from local amenities and transport options.

The flat includes a bright reception area, a functional modern kitchen, and generous room sizes that make day-to-day living easy and enjoyable. The layout provides flexibility for work-from-home setups or relaxed living. The building benefits from secure access and is well-maintained, offering residents peace of mind.

With Cricklewood Broadway just steps away, tenants enjoy immediate access to shops, supermarkets, dining spots, and excellent bus and rail connections into central London. Perfect for tenants seeking convenience, value, and excellent connectivity in a vibrant North West London neighbourhood.

Viewings: Early viewing is highly recommended to fully appreciate the size and quality of this wonderful flat. Please contact us to arrange a viewing.



HAYMILLS SALES | 292 PRESTON ROAD, HARROW, HA3 0QA

## Council Tax Band

## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
**0208 904 8822**  
[info@haymills.uk](mailto:info@haymills.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.



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