



2 Bedroom
Ashford Road, NW2

 **Portland**
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£630,000
Freehold

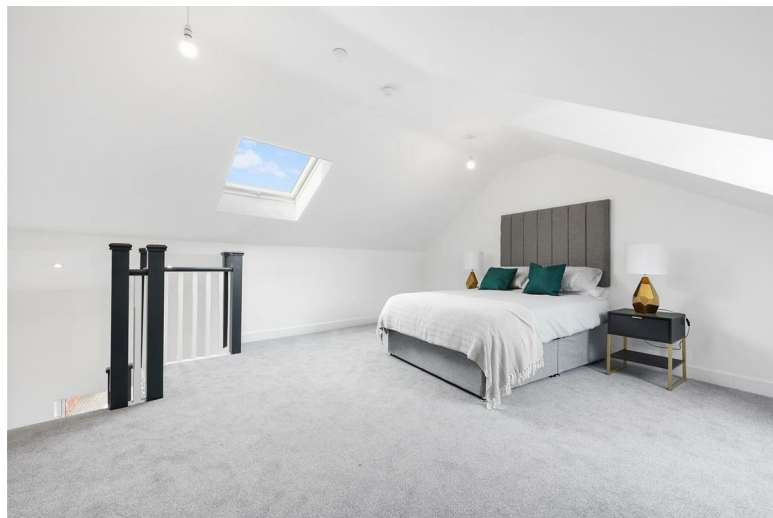
Portland Estate Agents are pleased to market Ashford Works – A unique factory conversion in a popular pocket of NW2.

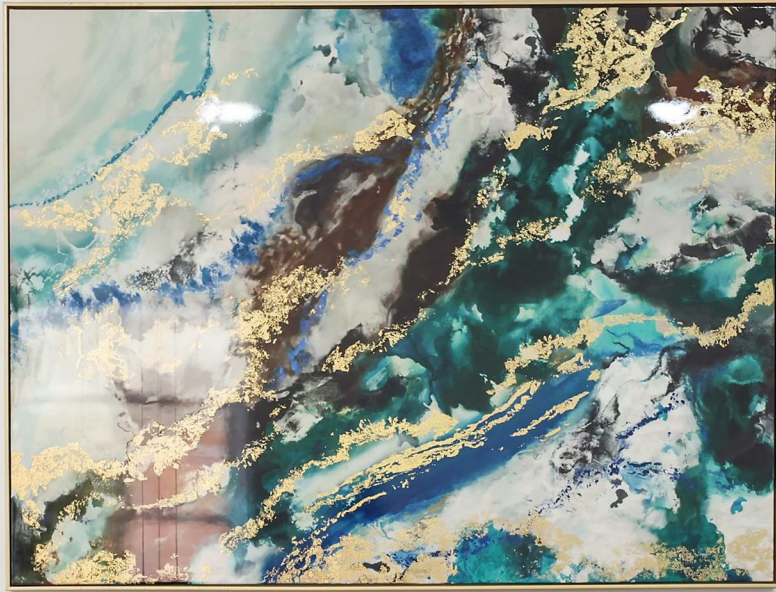
Built originally over a 100 years ago and used as a factory, this structure has been expertly designed by BB Partnership Architects to create a selection of houses and flats within an incredibly unique building for the area.

Finished to an immaculate standard, buyers can expect to find a welcoming open plan kitchen on the ground floor with access to a private terrace, there is also a w/c. Upstairs is an exceptional bedroom with ensuite and an abundance of space for wardrobes and desk. The family bathroom is also positioned on this floor. At the top of the house is another bright and airy bedroom.

Ashford Works also comes with secure bike storage and communal gardens. Buyers should note that a parking permit is not be available on this development. Positioned on a quiet residential road, this property is moments from the rolling green spaces of Gladstone Park. Transport Links are also close by with Cricklewood Station (Thameslink 0.7m) and Willesden Green (Jubilee 1m) a short stroll away.

- Unique Factory Conversion
- New Build Homes
- Gated Development
- Exceptional Finish
- Two Double Bedrooms
- Freehold
- Communal Gardens
- Bike Storage
- Private Outside Space
- Close To Transport

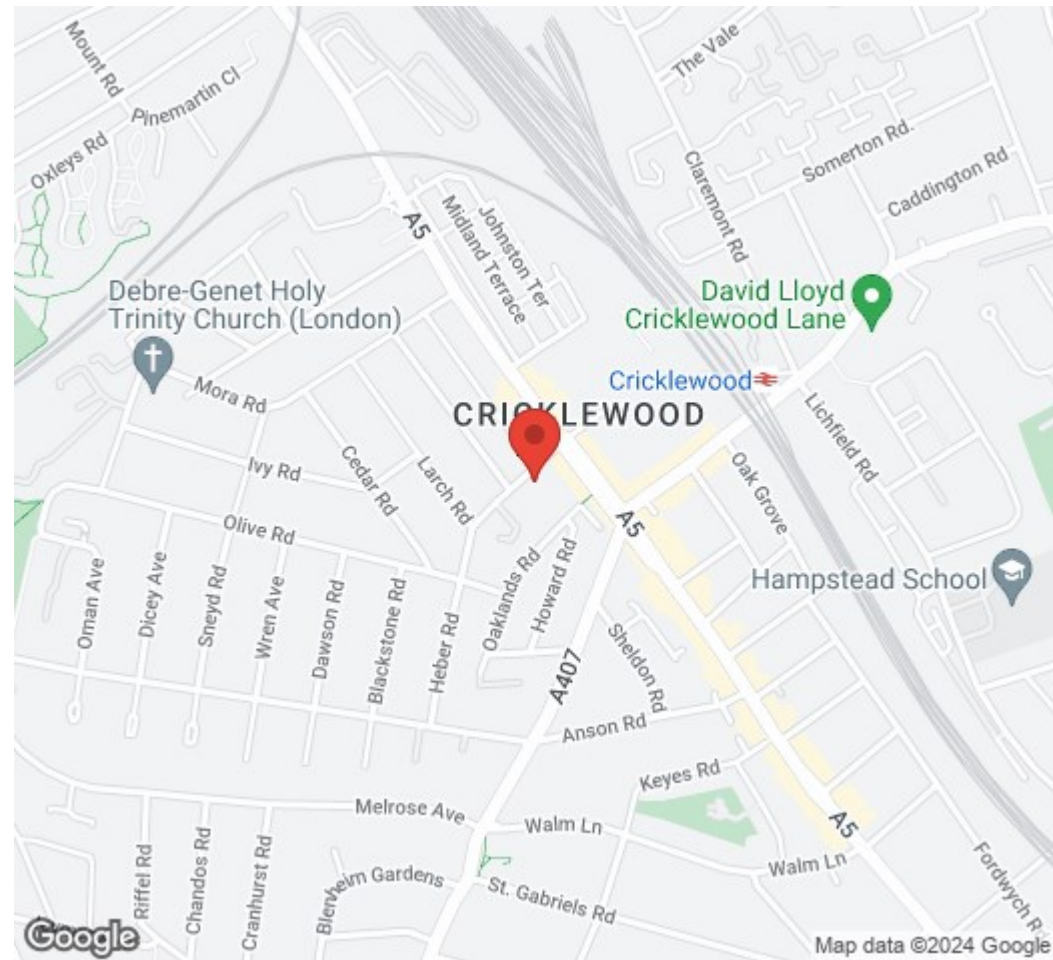






GROSS INTERNAL AREA The floorplan area 95.0sqm / 1022.6sqft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.8sqm / 8.6sqft	EXTERNAL STRUCTURAL FEATURES (Garage, Balcony, Terrace, etc.) 5.5 sqm / 59.2sqft	RESTRICTED HEAD HEIGHT (Ceiling height < 2.0m) 0.0 sqm / 0.0sqft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	62	67

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		