



Ashford Road, NW2

£600,000 Leasehold - Share of Freehold  
[www.portlandestateagents.co.uk](http://www.portlandestateagents.co.uk)



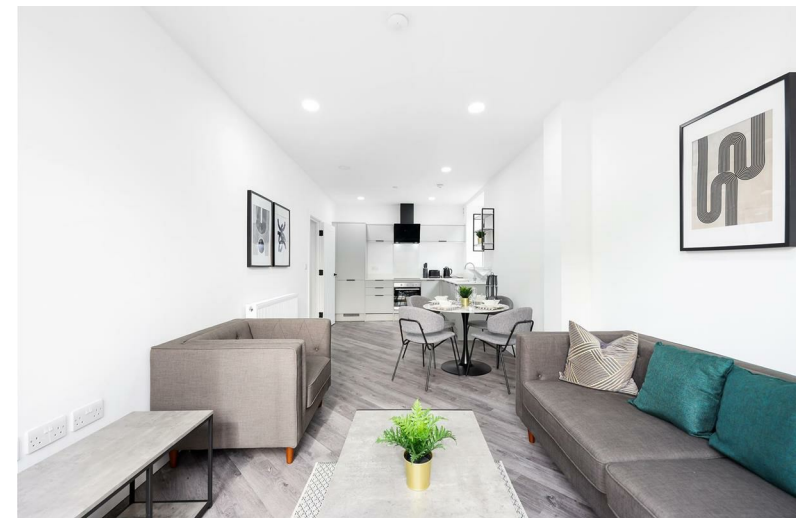
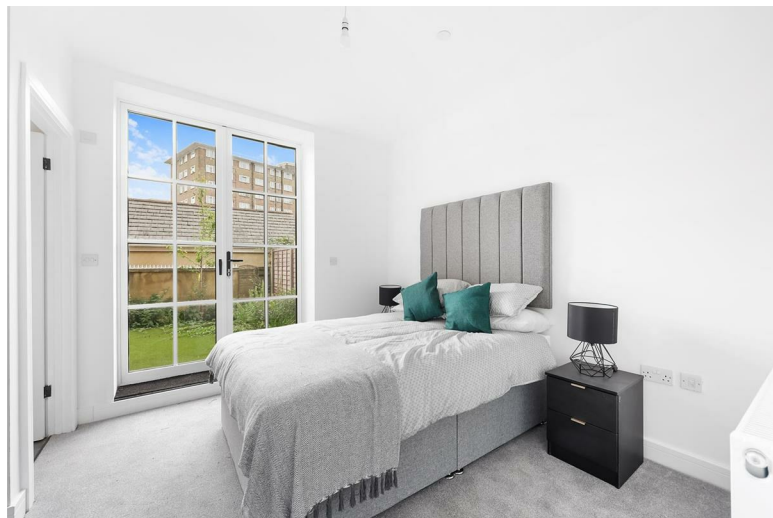
Portland Estate Agents are pleased to market Ashford Works - A unique Two bedroom Garden Flat in a factory conversion in a popular pocket of NW2.

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.

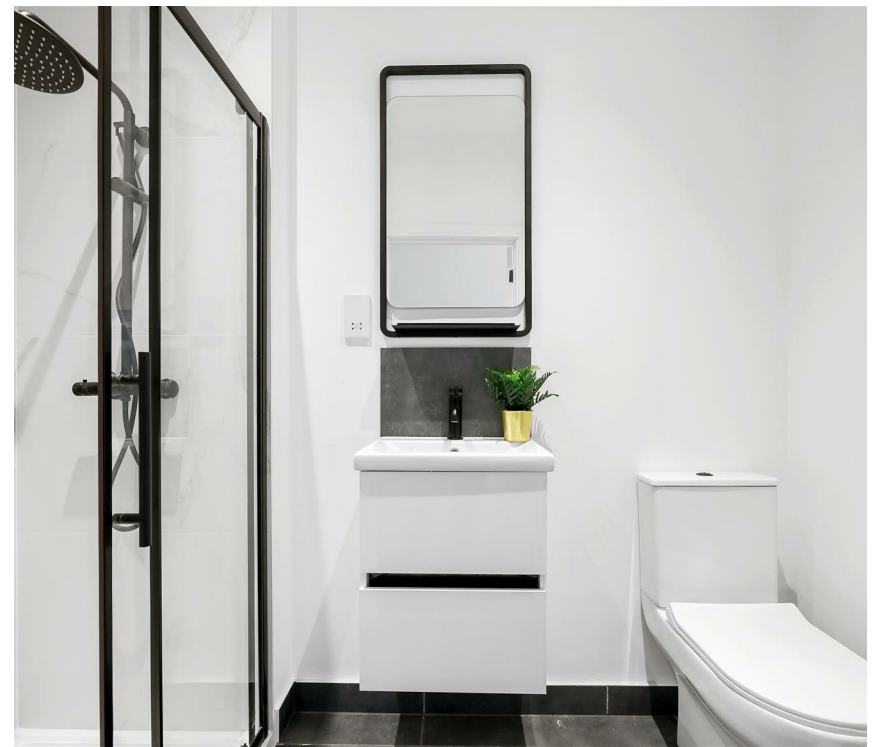
Finished to an immaculate standard, buyers can expect to find a welcoming open plan kitchen on the ground floor with access to a private garden. Off of the corridor is an exceptional bedroom with ensuite and an abundance of space for wardrobes and desk. The family bathroom and another bright and airy 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.

- Two Bedroom Garden Flat
- Industrial Factory Conversion
- Gated Development
- Communal Gardens
- Private Garden
- Incredible Finish
- Ground Floor
- Two Double Bedrooms
- Two Bathrooms
- Close To Transport



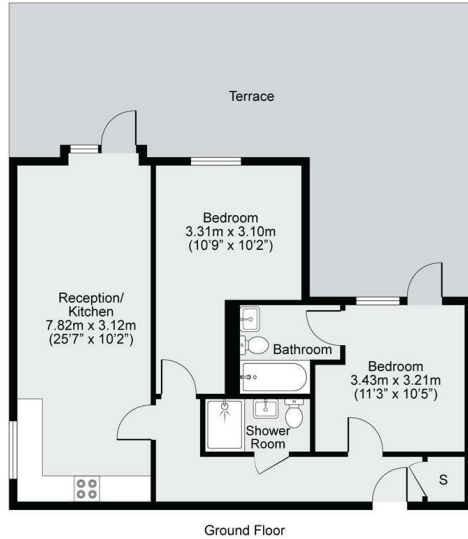






Ashford Road, Cricklewood, NW2

GROSS INTERNAL AREA  
69.0sqm / 742.7sqft



GROSS INTERNAL AREA (GIA) This includes all the floors of the property. 69.0sqm / 742.7sqft	TOTAL STORAGE SPACE Storage and wardrobe built area. 1.0sqm / 10.7sqft	EXTERNAL STRUCTURAL FEATURES Garden, Balcony, Terrace, Verandah etc. 5.1sqm / 54.9sqft	RESTRICTED HEAD HEIGHT Limited use areas under 1.9m. 0.0sqm / 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.



**Portland Estate Agents**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.