



1 Bedroom  
Ashford Road, NW2

 **Portland**  
Trusted, every step of the way

£250,000  
Leasehold

Offered to the market is a bright first floor apartment in need of modernisation and a lease extension.

Buyers can expect to find a well proportioned one bedroom apartment with separate kitchen and large reception room with chimney pot views over Willesden Green & Cricklewood. This apartment is in tired condition and offers the prospective purchaser to add their own stamp to a fantastic home.

We have been advised by the seller that the lease of this property is 51 years. Traditional finance options may not be available and buyers are encouraged to make their own enquiries on raising a mortgage for this property.

Ashford Court is a popular art deco buildings moments from the popular Gladstone Park. Shopping facilities available only moments away at Brent Cross Shopping Centre or towards Cricklewood Broadway. The bustling and ever changing high street of Willesden Green is also a short walk away.

- Wonderful; First Floor Apartment  
In Cricklewood
- 51 Year Lease
- Well Serviced Block With  
Concierge, Lift & Communal  
Grounds
- In Need Of Modernisation
- Seperate Kitchen
- Abundance Of Storage
- Close To Cricklewood Thameslink  
& Willesden Green UnderGround
- Moments From Gladstone Park
- Well Proportioned Rooms
- Art Deco Apartment Block

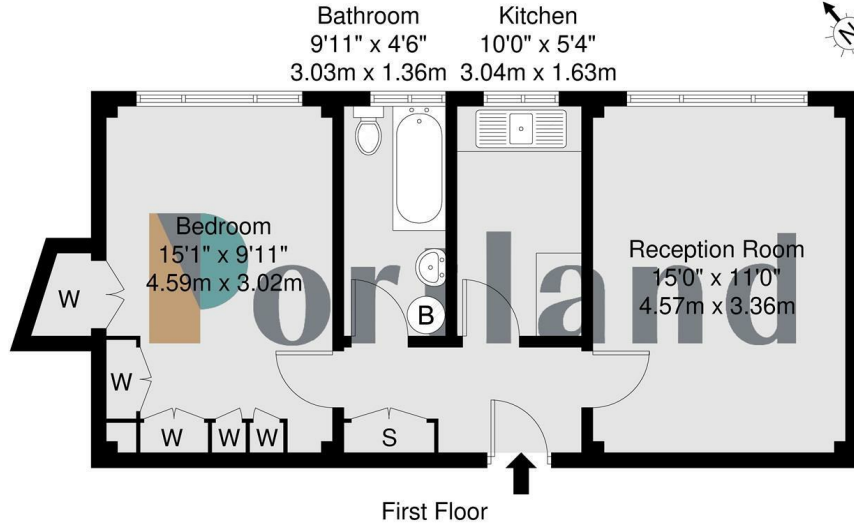




# Portland

Ashford Court, NW2

GROSS INTERNAL AREA  
46 sq m / 495 sq ft



- GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
46 sq m / 495 sq ft
- TOTAL STORAGE SPACE**  
Storage and wardrobe total area  
2.3 sq m / 24 sq ft
- EXTERNAL STRUCTURAL FEATURES**  
Gardens, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft
- RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

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) <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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.