

HUNTERS

HERE TO GET YOU THERE

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 2  2  1  

# Ashford Road, London

## Price £629,995



A stunning two bedroom house set within a picturesque cobbled mews. Set over three levels and benefitting over 1100 sq. ft of internal accommodation. The house is presented in excellent decorative order with a modern, fully integrated kitchen and contemporary bathrooms suites. Consisting of a large open plan reception with double doors leading to a private balcony, guest W.C., and two large double bedrooms with one being en suite. This chain free property is must see.

A short walk away from the local cafes, restaurants and amenities of Walm Lane. Plenty of transport links are nearby, including Willesden Green (Jubilee Line), Cricklewood (Thameslink) and Brondesbury (Overground) providing easy access into the city, Kings Cross St. Pancras, London's airports and beyond. The secluded, Mapesbury Dell is a short walk away, as is the 86-acre Gladstone Park.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com

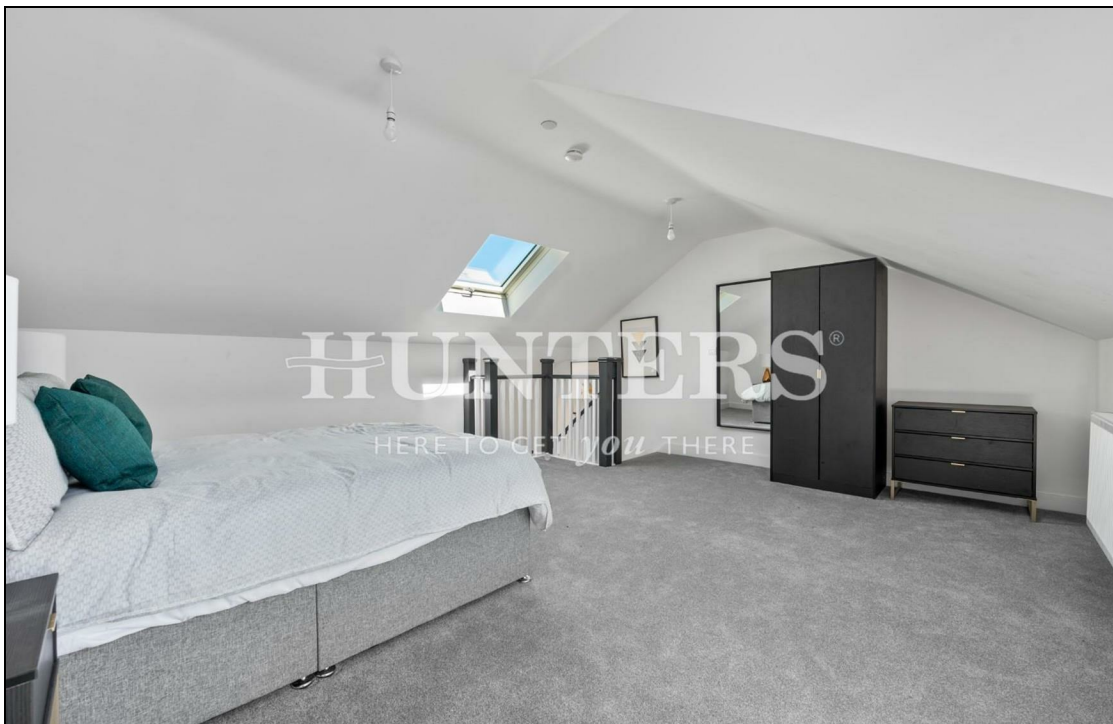
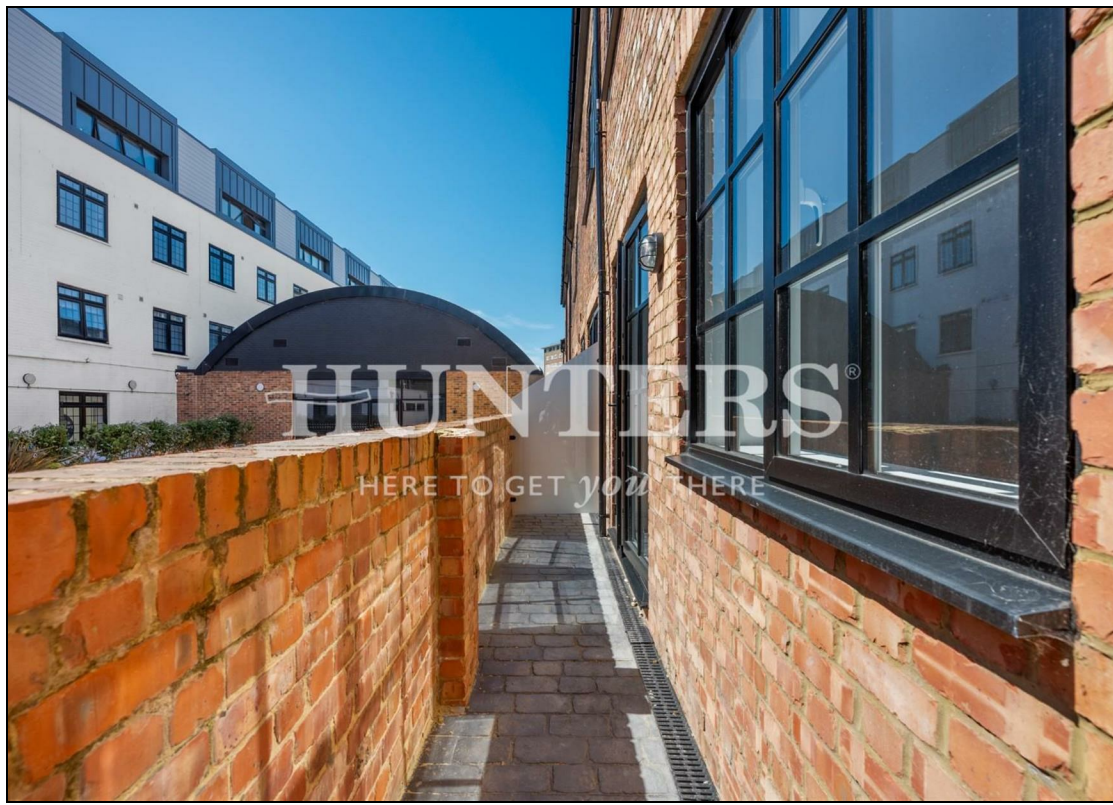


This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

- Two large double bedrooms
  - Private balcony
- Easily accessible to transport links
  - 1121 sq. ft

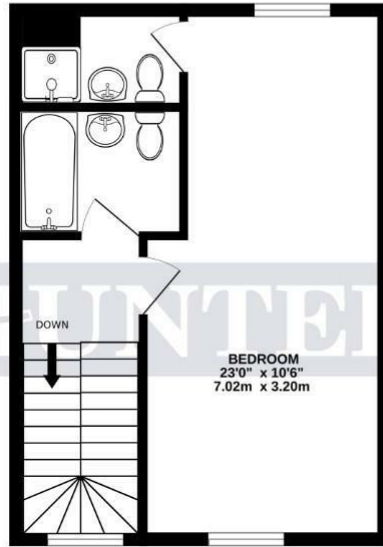




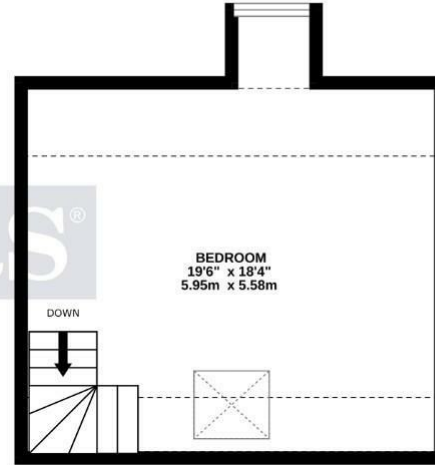
GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

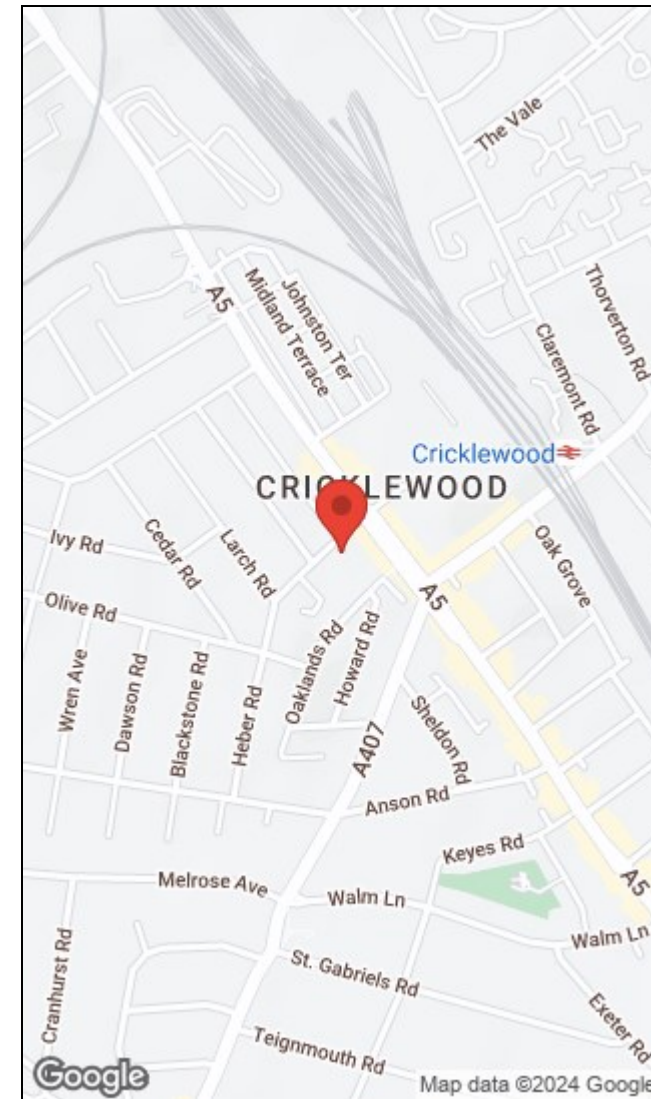


2ND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1121sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.