



CHARLES BARTLETT
RESIDENTIAL



Flat 64 The Ashbee

20 Parkview Avenue, London, NW2 8AG

Asking price £670,000

Luxury 2-Bedroom Apartment in Brent Cross Town – Exclusive New Development

Discover modern living in London's newest green village, just 12 minutes from Central London. This brand new, spacious two-bedroom apartment is located on the 5th floor of the prestigious Ashbee building, designed by Squire & Partners. Offering 809 sq. ft. of stylish living space, this home is perfect for first-time buyers, professionals, or investors.

The property comprises a bright open plan living area and contemporary kitchen with high-end integrated appliances, master bedroom with ensuite shower, second double bedroom and elegant bathroom.

Residents also benefit from access to the exclusive Claremont Park Club – residents-only gym, private dining, workspace, meeting rooms & screening room.

Immerse yourself in part of the £7bn Brent Cross Town regeneration project with 50 acres of green space boasting excellent transport links – just a 12-minute train ride to St Pancras

Located in the heart of Brent Cross Town NW2, this exciting new development offers a vibrant, sustainable community with parks, shops, cafes, and leisure facilities on your doorstep.

- Bright open-plan living area with floor-to-ceiling windows and stunning angled views over Claremont Park
- Contemporary kitchen with high-end integrated appliances
- Spacious double bedrooms with fitted wardrobes
- Elegant bathroom and ensuite shower room with premium finishes
- Access to exclusive Claremont Park Club
- Excellent transport links – just a 12-minute train ride to St Pancras

Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551

if you wish to arrange a viewing appointment for this property or require further information



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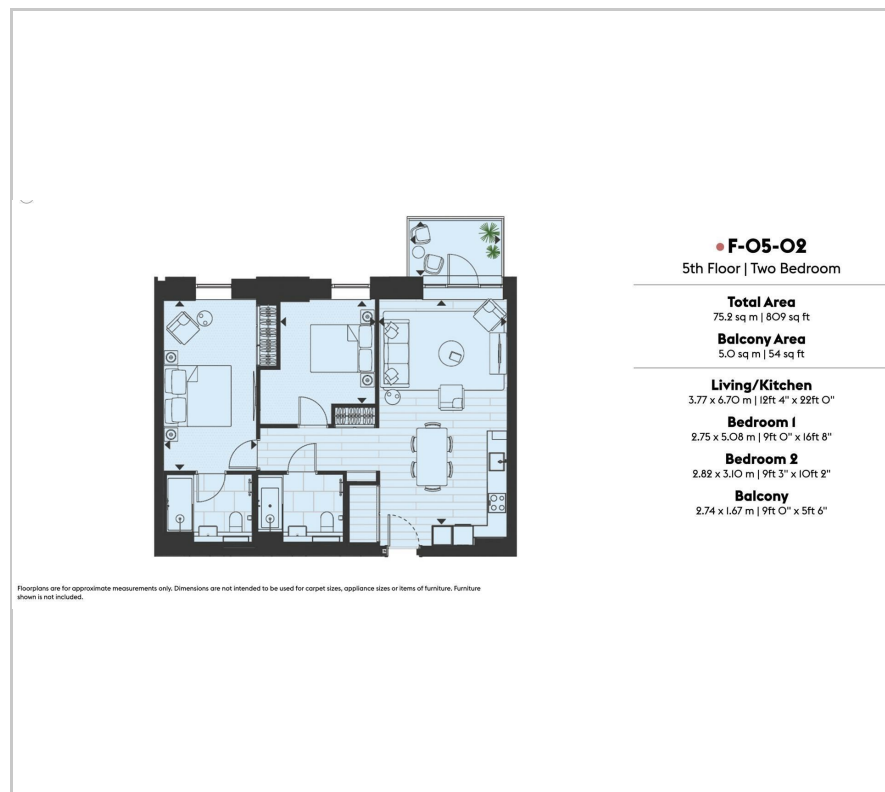


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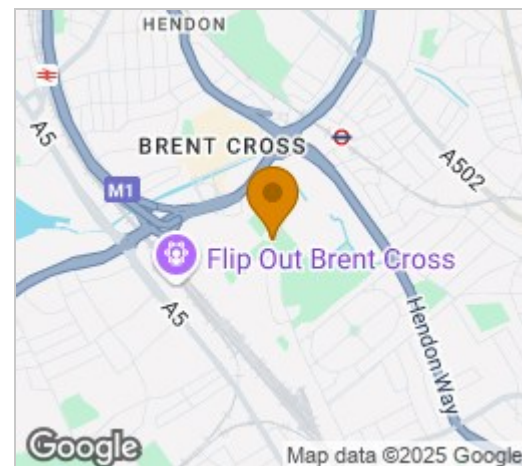


B

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		86	89
<p>England & Wales</p>		EU Directive	EU Directive



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