



## Ashford Court, Ashford Road, Cricklewood, London, NW2

Guide Price £325,000 - £350,000

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A bright and spacious two-bedroom flat on the fourth floor of a lovely well-maintained purpose-built Art-Deco building.

The property offers 622 sq ft. of accommodation. It comprises a lovely spacious living room, a separate modern kitchen (including fridge/freezer, washer/dryer, dishwasher and microwave), two double bedrooms, and a modern shower room.

Further benefits include wooden floors, double-glazed windows, gas central heating, portered building and lift access.

Located conveniently for various restaurants, shops and cafes on Cricklewood Broadway, a short walk to Gladstone Park and easy access to Brent Cross shopping centre. Transport links include Cricklewood Thameslink station and Willesden Green tube station (Jubilee Line)

### Floor Area

622 sq. ft.

### Tenure

Leasehold - 139 years remaining

### Service Charge

£4090.92 (£948.74) per annum

### Ground Rent

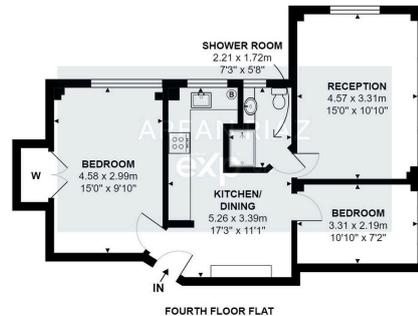
£0 per annum

- QUOTE REF AR0255
- Superb two double bedroom flat
- Modern kitchen and shower room
- Cricklewood Thameslink and bus links nearby
- Leasehold | Chain-free
- Fourth floor with lift access
- Gas central heating and double glazed windows
- Moments from Gladstone Park and Brent Cross shopping centre



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APPROX. GROSS INTERNAL AREA: 57.7 m<sup>2</sup> ... 622 ft<sup>2</sup>



All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	69	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	