



2 Bedroom
Ash Grove, NW2

 **Portland**
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Asking Price £325,000
Leasehold

Presented in excellent condition, this charming first-floor apartment is situated in the heart of Cricklewood.

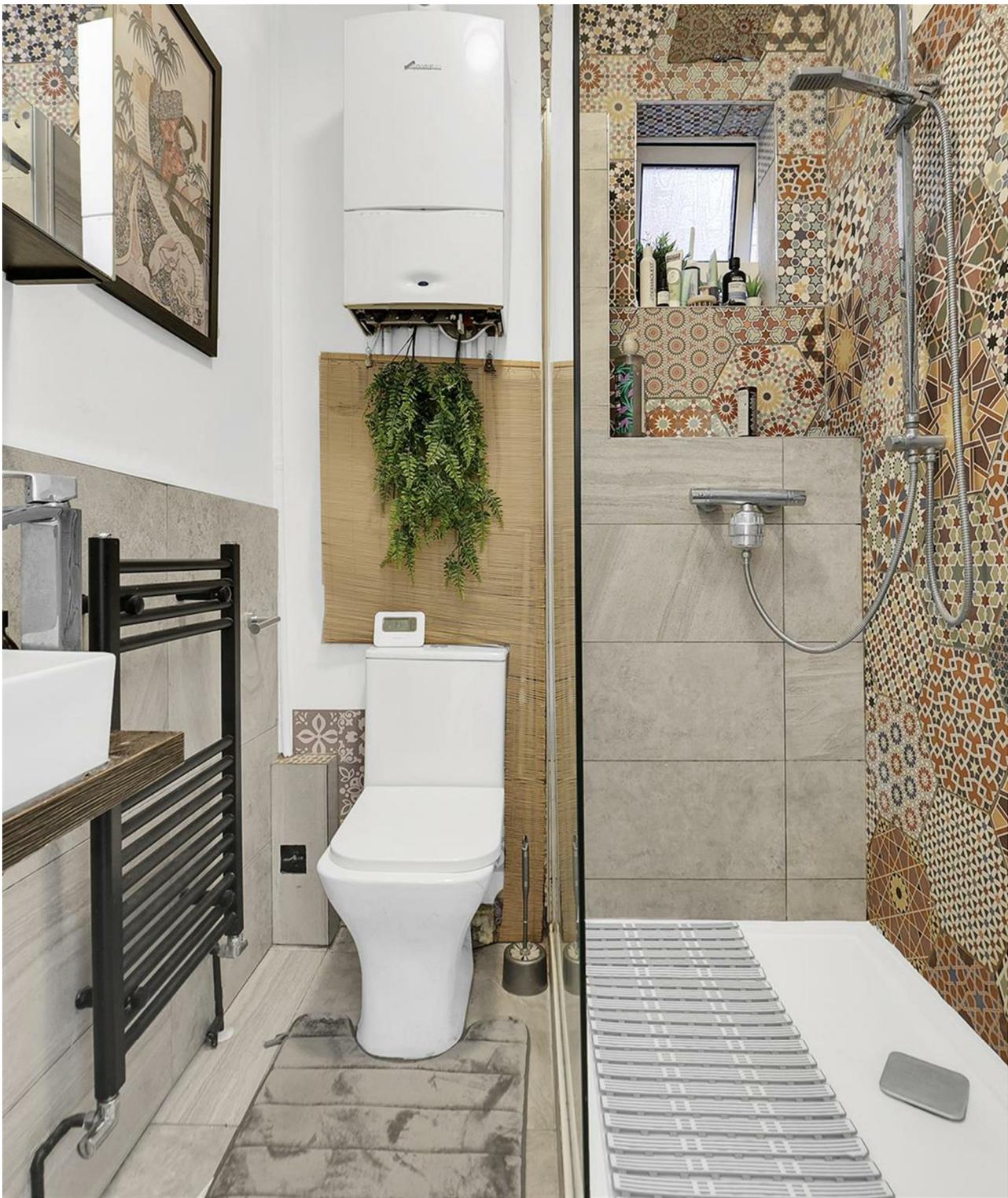
Flooded with natural light, the property features a wonderful open-plan kitchen/living room with bay window. To the rear of the flat is a generous principal bedroom with ample space for storage, a modern family bathroom, and a second single bedroom currently arranged as a home office.

Ash Grove is offered chain-free with 107 years remaining on the lease. It is an ideal purchase for first-time buyers looking to step onto the property ladder, as well as investors seeking a ready-made buy-to-let opportunity.

The property is located on one of Cricklewood's charming "tree-named" roads and is just a short walk from Cricklewood Thameslink, providing rapid access to St Pancras International. Numerous bus routes run along Cricklewood Broadway, while Kilburn (Jubilee Line) and Brondesbury (London Overground – Mildmay Line) are also within easy reach.

- First floor flat
- Large master bedroom
- Second single bedroom
- 460 square feet
- Flooded with natural light
- Open plan kitchen
- Short walk to Thameslink
- Vacant possession and long lease
- Perfect for first time buyers
- Excellent condition

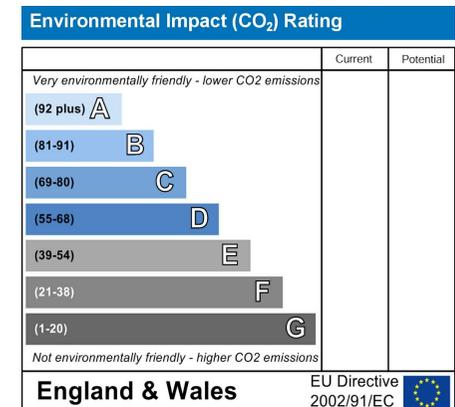
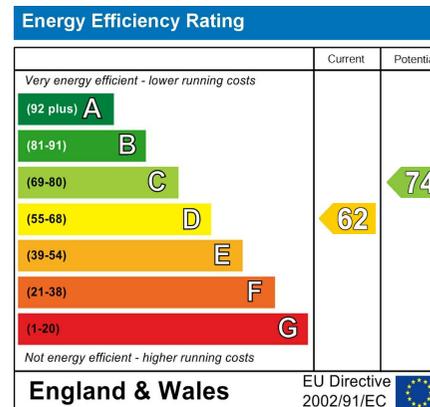
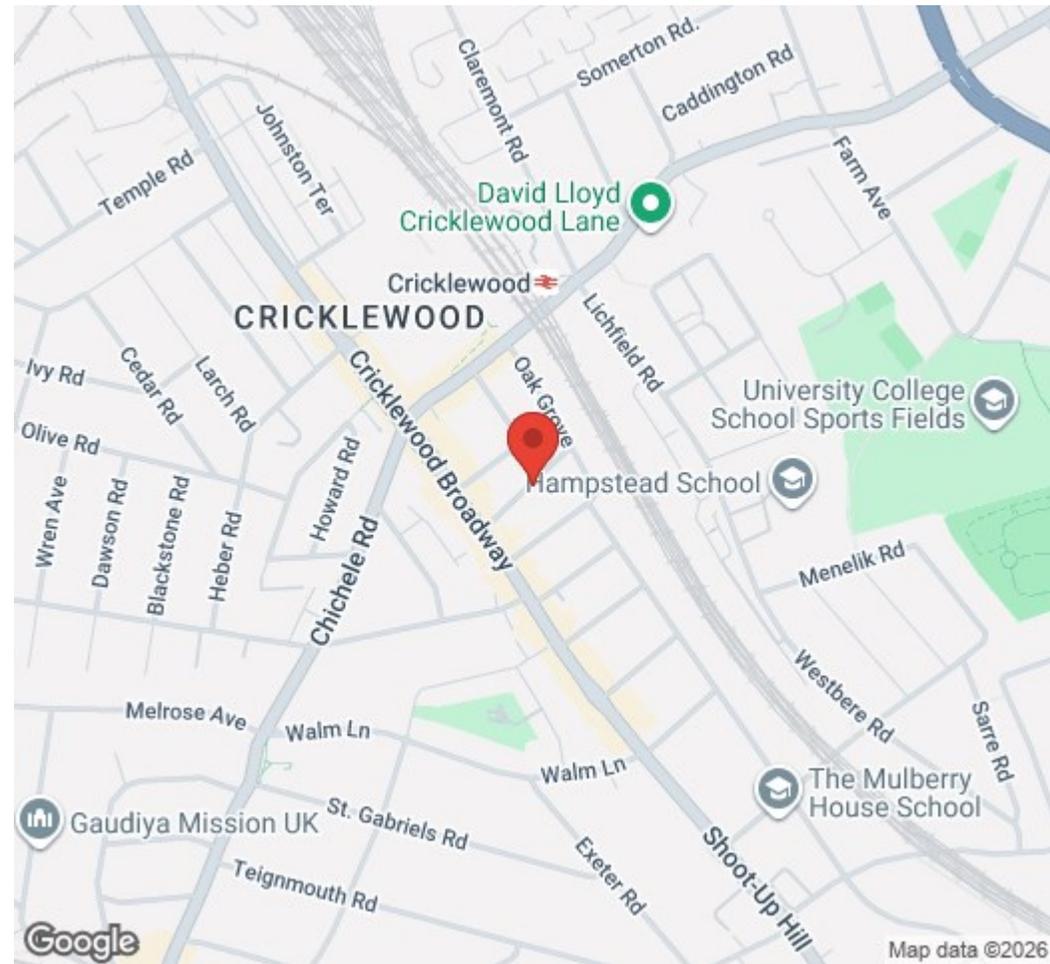






GROSS INTERNAL AREA (GIA) The footprint of the property 42.8 sq m / 460 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.7 sq m / 7 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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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.



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90 Walm Lane, London, NW2 4QY
020 8451 9844

info@portlandestateagents.co.uk
www.portlandestateagents.co.uk