



Ashford Court, Ashford Road NW2

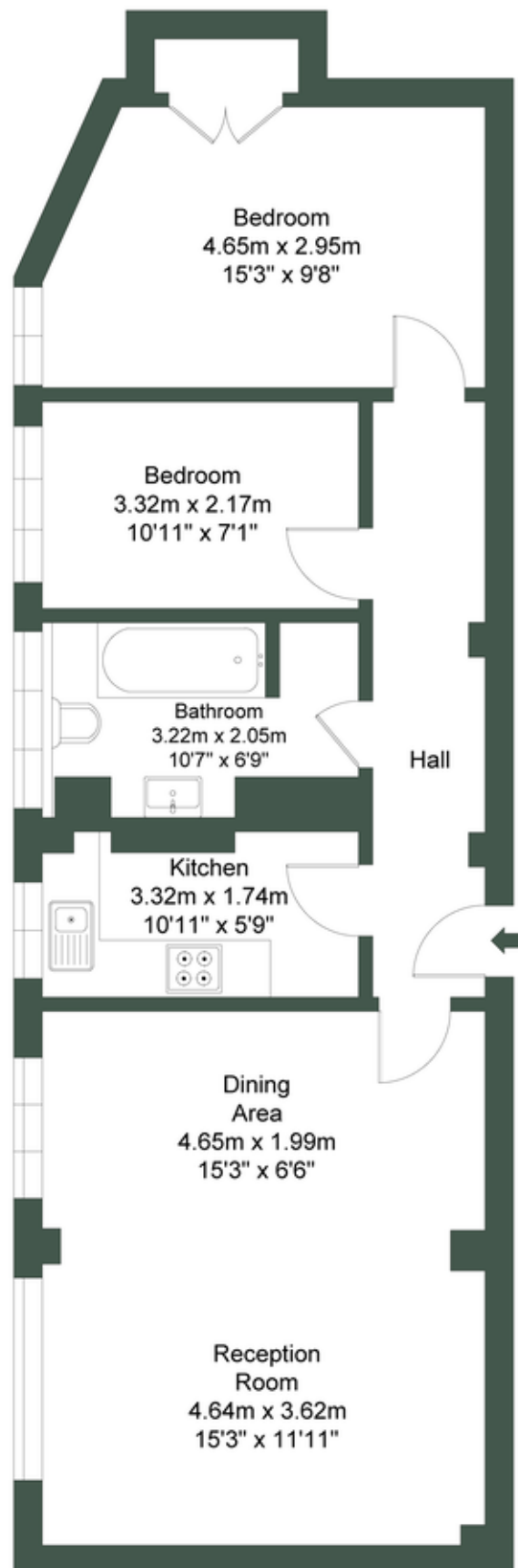
£375,000 Leasehold

Set within the well-maintained Ashford Court on Ashford Road, this bright two-bedroom apartment offers 760 sq ft of practical living space in one of North West London's increasingly sought-after pockets. Positioned in a secure block with lift access, the property benefits from a long 138-year lease, offering peace of mind for years to come. The apartment sits in the heart of NW2, an area that blends the convenience of city living with a genuine sense of neighbourhood. Cricklewood and Willesden Green are both within easy reach, offering a good mix of independent cafes, restaurants, supermarkets and everyday amenities, while nearby Brent Cross Shopping Centre provides extensive retail options along with its ongoing regeneration bringing new leisure and lifestyle developments to the area. Transport links from this location are excellent. Willesden Green and Dollis Hill stations, both on the Jubilee line, are a short distance away, providing swift access into Central London and the West End. Cricklewood station offers Thameslink services, connecting residents directly to St Pancras International, the City, and destinations south of the river without the need to change trains. For those who drive, the property is also well placed for the A5 and A406 North Circular, making routes out to the M1 and beyond straightforward. This part of NW2 has seen considerable investment in recent years, with green spaces such as Gladstone Park nearby offering a welcome escape from city life, complete with walking paths, sports facilities and a popular café. The combination of strong transport connectivity, local amenities and green open space makes this an attractive option for professionals, couples or investors looking for a well-connected London base. An early viewing is recommended to appreciate everything this apartment and its location have to offer.

- **Apartment**
- **Two bedrooms**
- **760 square foot**
- **Secure block**
- **Large reception room**
- **Lift**
- **Great location**
- **Excellent condition**
- **Quiet residential road**
- **Close to shops and transports**

ASHFORD ROAD, NW2

Approximate Gross Internal Area = 70.62 sq.m / 760 sq.ft



This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.