



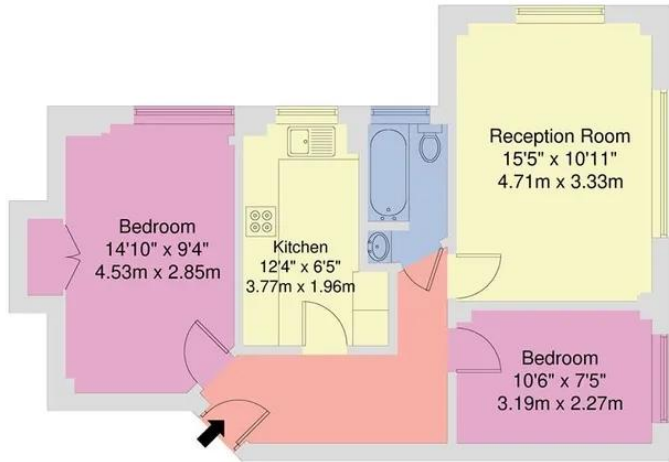
2 Bedroom Flat
Ashford Court
London NW2

- Two Double Bedrooms
- Fully Fitted Kitchen
- Lift
- 4th Floor

Price: £496.15 pw / £2,150 pcm



Ashford Court, Ashford Road, NW2
 Approximate Area = 57.6 sq m / 620 sq ft
 For Identification only - Not to Scale



FOURTH FLOOR

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Available to let, this stunning two-double-bedroom apartment is perched on the fourth floor of an exclusive, portered block in the vibrant heart of NW2. Flooded with natural light, the spacious reception room invites you in, complemented by two generous double bedrooms and a sleek, fully fitted kitchen. Elevated within the building, it offers breathtaking, far-reaching views. The residence enjoys a lift, a secure entry system, and a dedicated onsite porter. The location offers excellent connectivity, with Willesden Green Underground Station (Jubilee - Zone 2) approximately a 10-minute walk away, as well as easy access to Cricklewood railway station for Thameslink services into Central London.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.