



The Ashbee House, London, NW2 8AH

£2,600 Per Month



Welcome to this modern two-bedroom apartment located on the desirable Parkview Avenue in Brent Cross Town. Built in 2025, this contemporary home offers 887 sq ft of well-designed living space, ideal for modern city living.

The apartment features a bright and spacious reception room, perfect for relaxing or entertaining. There are two generously sized bedrooms and two modern bathrooms, providing excellent comfort and privacy.

Finished to a high standard throughout, the apartment benefits from stylish interiors and a practical layout suited to today's lifestyle.

Ideally located just 4 minutes' walk from Brent Cross West Thameslink Station, the property offers excellent transport links with journeys to London King's Cross in approximately 12 minutes, making it particularly convenient for UCL students and professionals working in Central London.

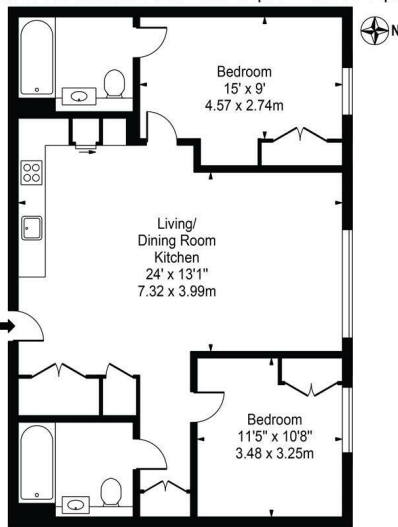
Brent Cross Town is a vibrant new neighborhood offering excellent local amenities, restaurants, green spaces, and community facilities.



- Brand New Luxury 2 Bedroom Apartment
- Brent Cross West Station - 12 minutes from Kings Cross
- Residents fitness centre
- Private dining room
- Close to Schools & universities
- 24 Hour Concierge
- Residents Concierge and security
- Cinema Screen Room
- Surrounded by 50 acres of green spaces & play parks

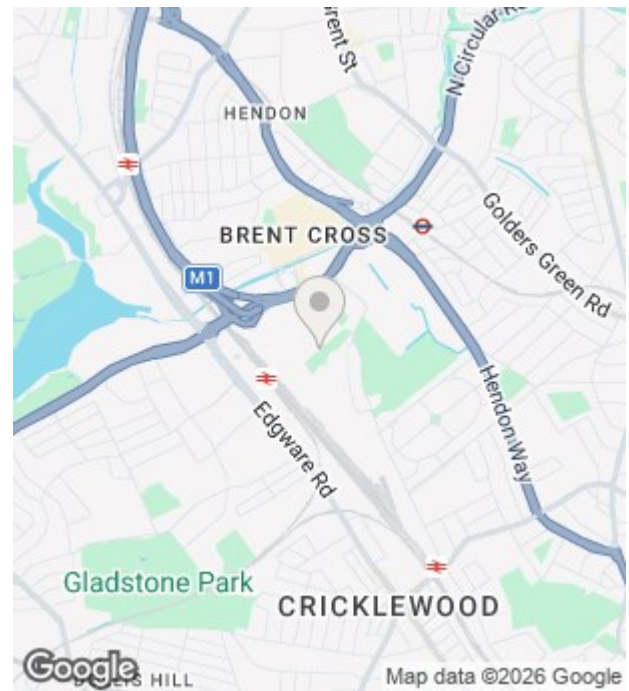


Ashbee
Approx. Gross Internal Area 887 Sq Ft - 82.41 Sq M



Sixth Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, surveys, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | 86 | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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