



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

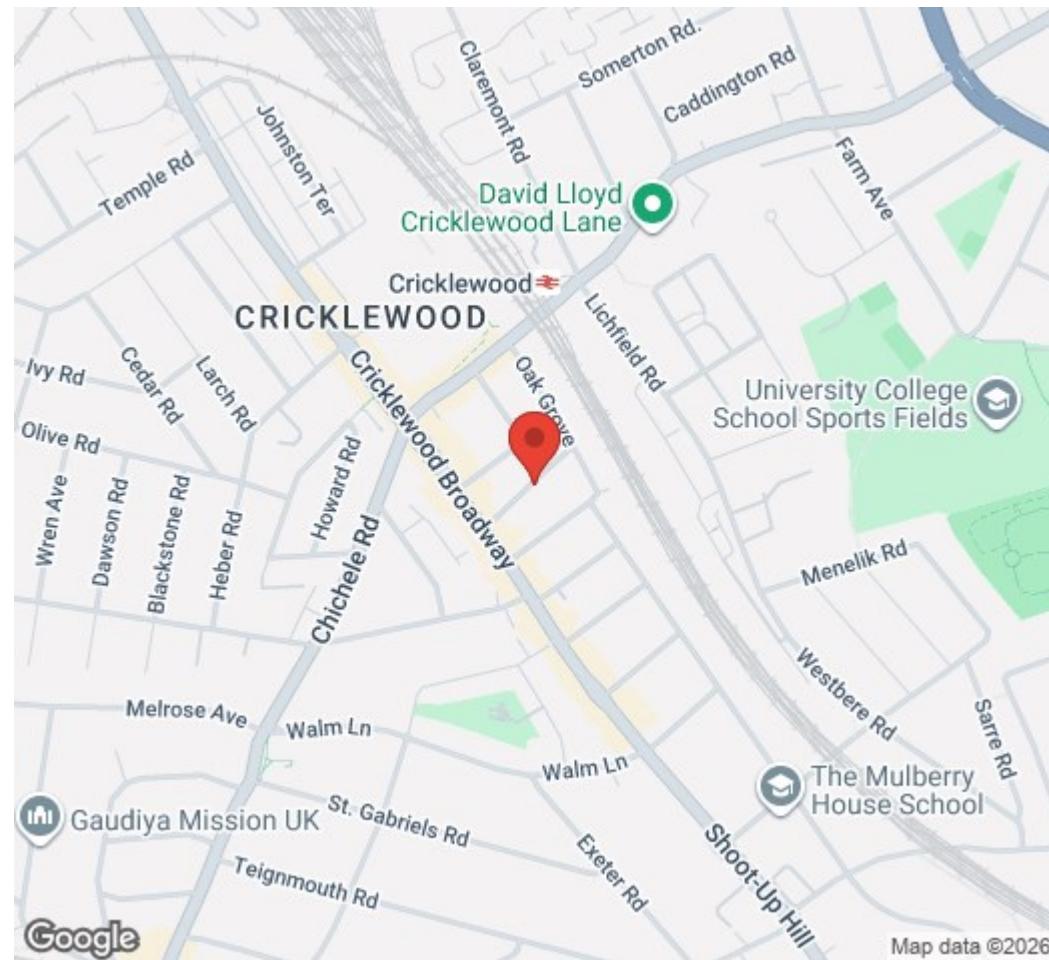




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GROSS INTERNAL AREA
42.8 sq m / 460 sq ft



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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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