



2 Bedroom  
Ash Grove, NW2

 **Portland**  
Trusted, every step of the way

Asking Price £325,000  
Leasehold

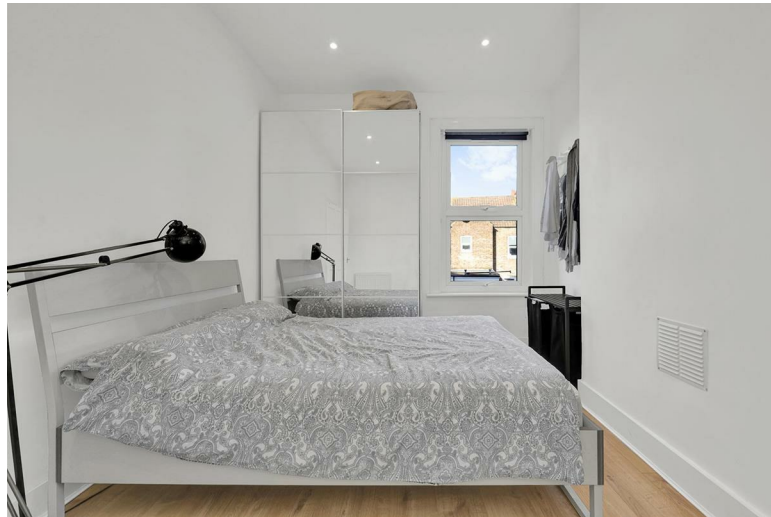
Presented in excellent condition, this charming first-floor apartment is situated in the heart of Cricklewood.

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





**Portland**

Ash Grove, NW2

GROSS INTERNAL AREA  
42.8 sq m / 460 sq ft



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

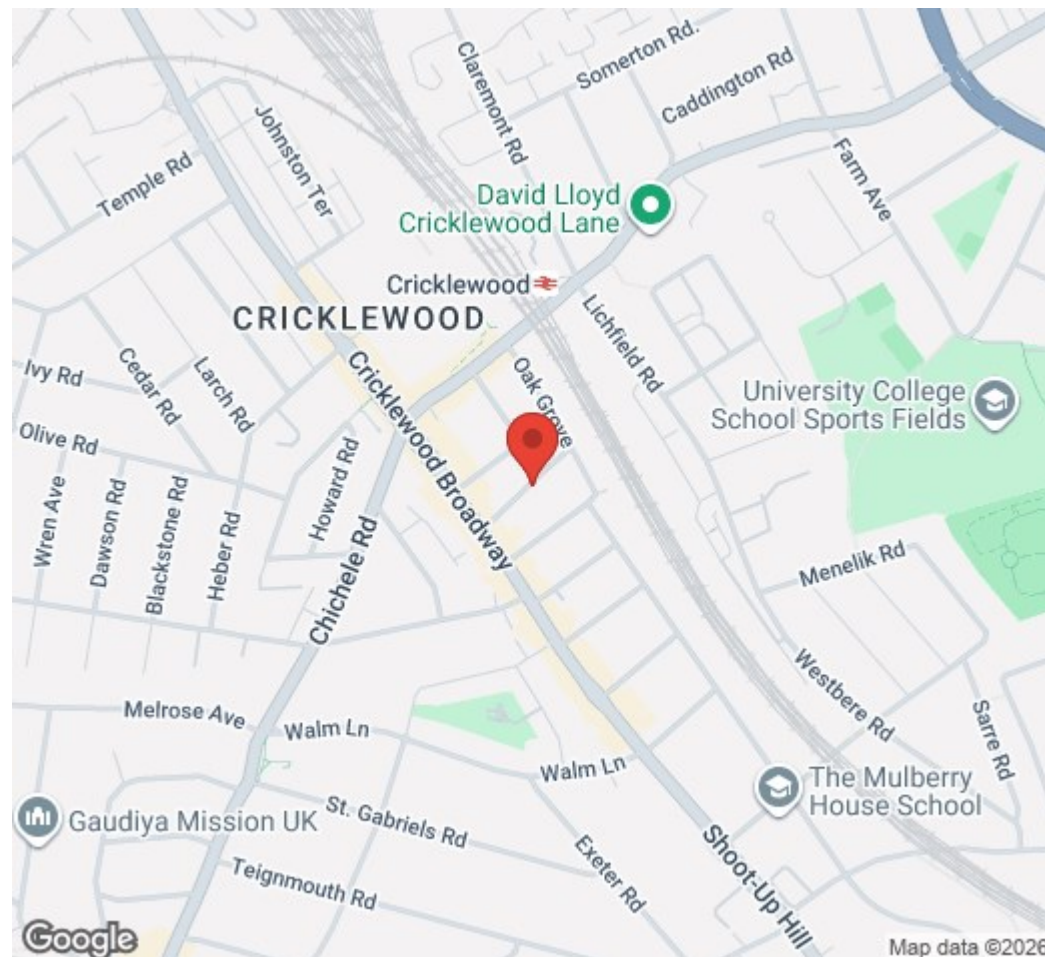
RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

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.

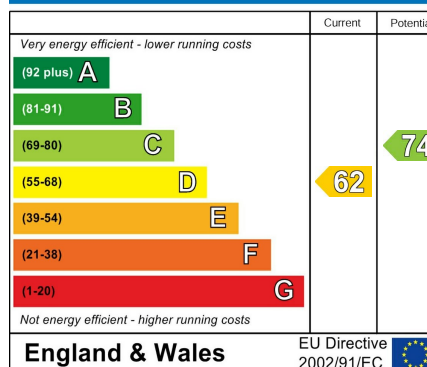


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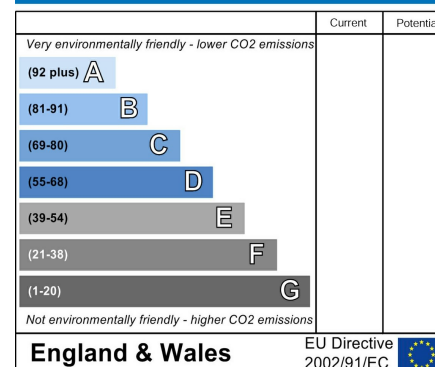
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#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.