



Viewings by appointment  
0207 483 2611

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# Ashford Road, NW2 6BU

£2,200 \*fees apply



We are delighted to present this two double bedroom apartment situated on the 8th floor of Ashford Court, a well-maintained private portered block ideally located in NW2.

It features a large reception room, two double bedrooms, and a fully fitted kitchen. Positioned on the eighth floor, the property enjoys superb far-reaching views across London, creating a wonderful sense of space and natural light throughout. The building benefits from a lift, secure intercom entry system and an on-site porter, offering both convenience and security for residents.

The property is currently undergoing full refurbishment throughout and will be presented in excellent condition. Additional photographs will be available shortly.

#### Excellent Transport Links:

The apartment is approximately a 10 minute walk to Willesden Green Underground Station (Zone 2, Jubilee Line), providing direct access to Bond Street, Green Park, Westminster and Canary Wharf.

It is also within easy walking distance of Cricklewood railway station (Zone 3), offering Thameslink services to London St Pancras, Farringdon, the City, and Luton Airport. A number of local bus routes are available nearby, providing convenient connections across North and Central London.

Early viewing is highly recommended to avoid disappointment.

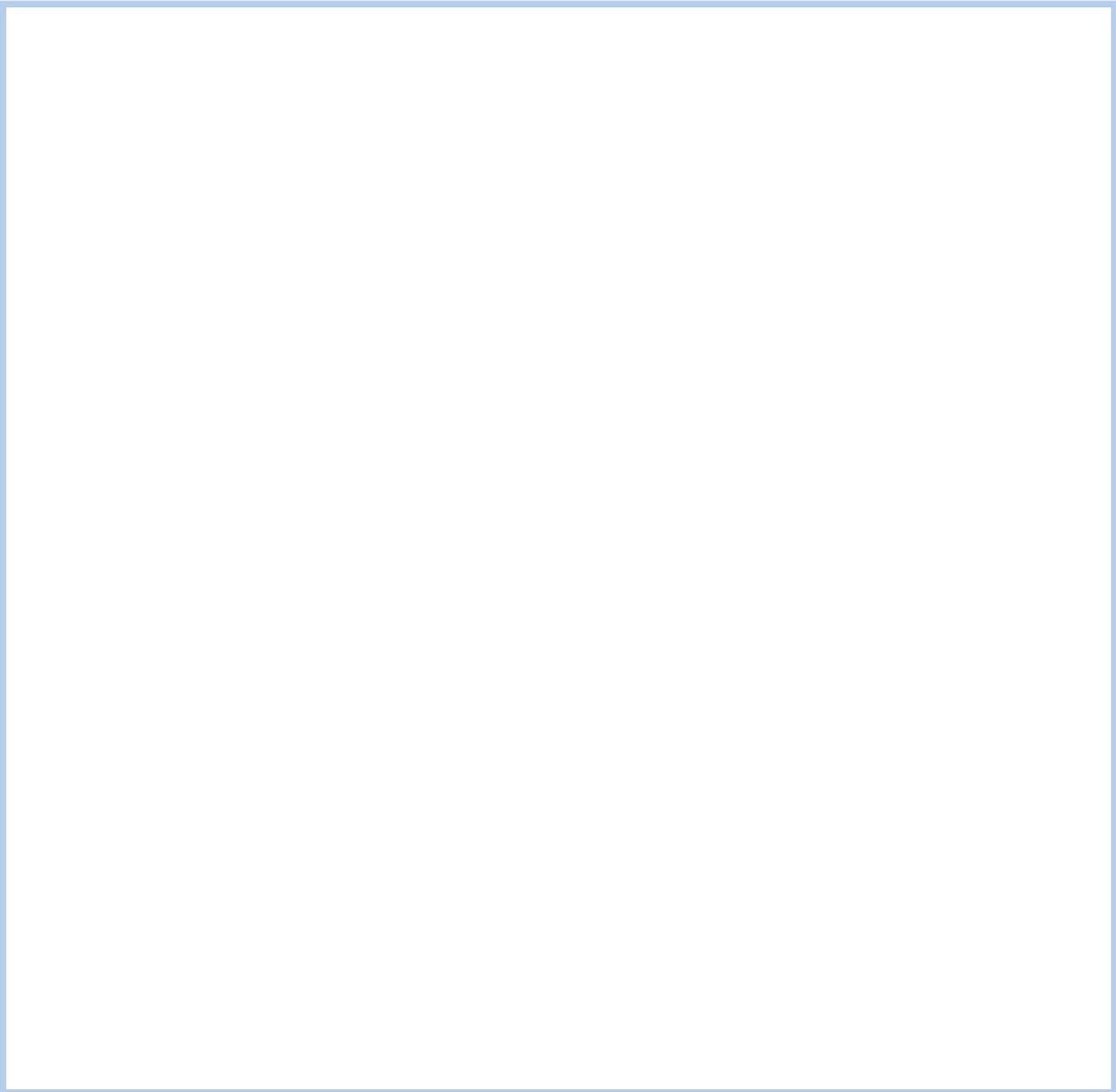
Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: C

EPC Rating: C



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- Bright, 2 Bed in well-maintained, private portered block
- 8th Floor with Lift, Expansive Views
- Full refurb underway (new photos coming soon!)
- Early Viewing Recommended



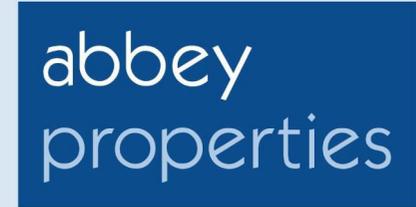
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>	
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91)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

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\*All Fees stated are inclusive of VAT  
 (calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

**Important Notice**

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

