



**VITA**  
*Properties*

Ashford Road, Cricklewood, London NW2 | £800,000

- Southeast Facing Garden
- Large Garden Studio
- Thoughtfully Renovated Home
- Perfect First Home



"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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Kate Brookfield x Vita Properties present this beautifully renovated Victorian mid-terrace home in Cricklewood, NW2.

Full of period charm and thoughtfully updated by the current owner, this characterful property spans three floors and offers three spacious double bedrooms and three modern bathrooms—an ideal first home or a perfect option for those looking to downsize locally.

On the ground floor, a bright and airy dual-aspect living room features high ceilings and a fireplace, creating a warm and inviting retreat. To the rear, a recently fitted kitchen opens into a generous dining/day room with direct access to a south-facing garden, complete with a large garden studio—ideal for a home office or creative space.

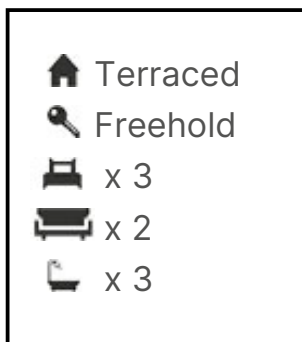
The first floor hosts a well-sized double bedroom overlooking the garden and a contemporary shower room. At the front, the principal suite boasts a dressing area leading to a stylish private bathroom. The converted loft adds a third, generously proportioned double bedroom with an en suite bathroom.

Perfectly positioned near Willesden Green and the amenities of Cricklewood, the home is just moments from Cricklewood Thameslink station and within walking distance of the David Lloyd health club on Cricklewood Lane.



Kate Brookfield

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

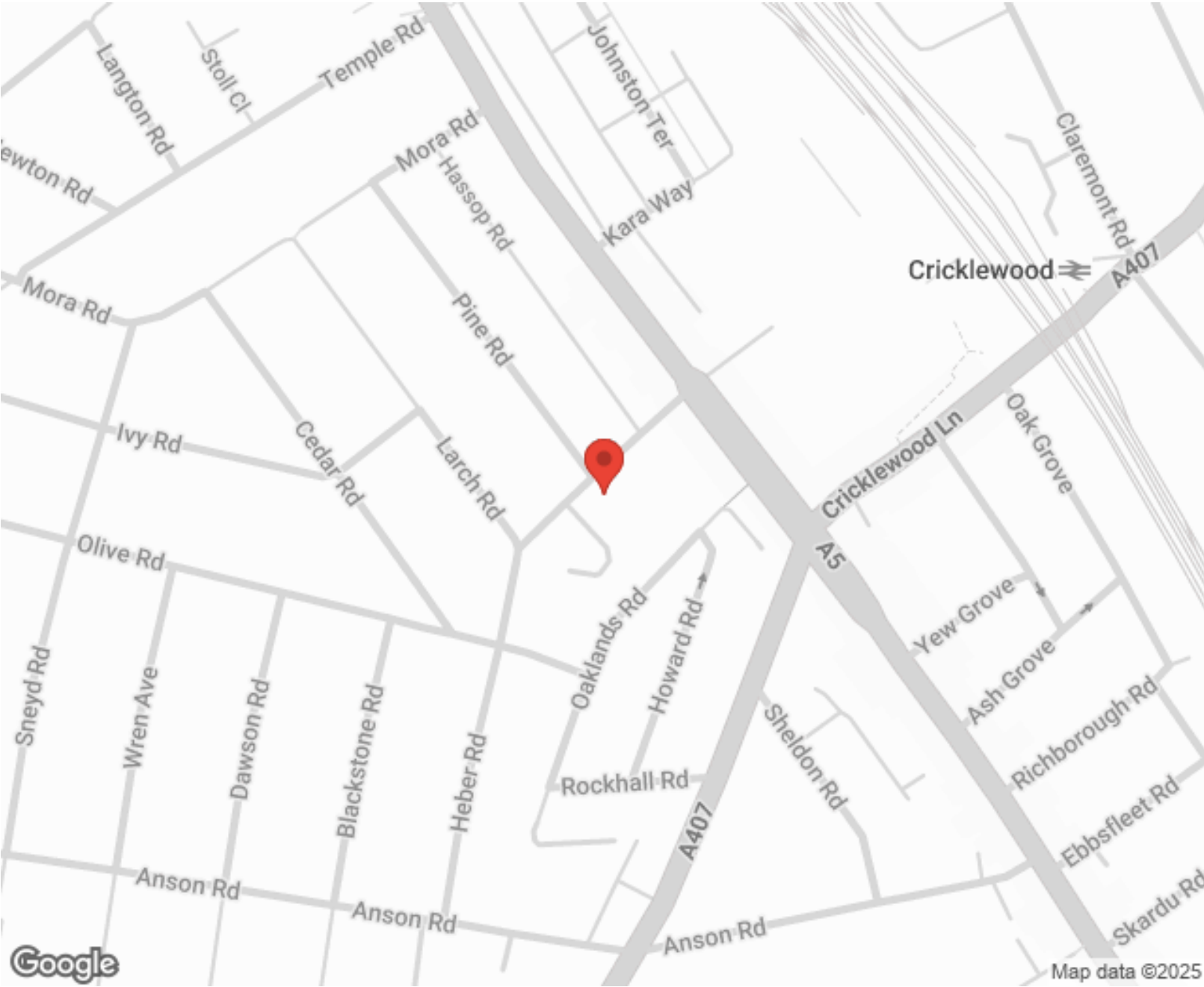
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MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
Energy efficiency chart			
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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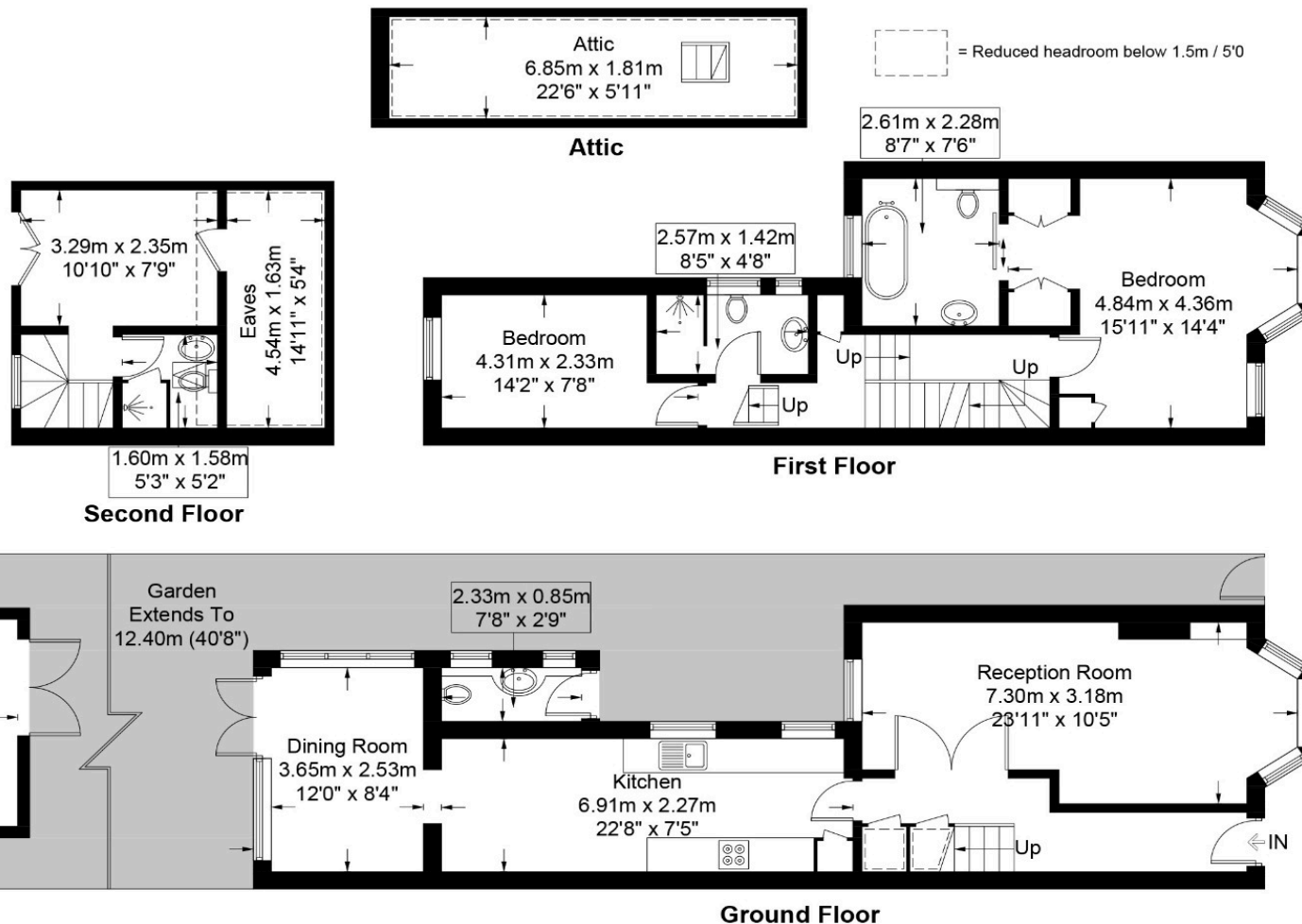
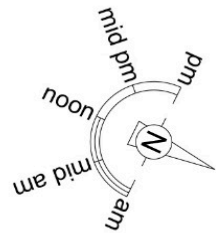
VitaProperties

# Ashford Road, NW2

**Approximate Gross Internal Area = 1641 sq ft / 152.5 sq m**

**Restricted Height = 242 sq ft / 22.5 sq m**

**Garden Studio = 143 sq ft / 13.3 sq m**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
Property  
Measurer**