

To Let

1 Bedroom Garden Flat

Ashmore Road, Queen Park, W9

We are delighted to offer this bright and spacious one double bedroom apartment with a private rear west facing garden and located close to Queens Park tube and Salusbury Road with its coffee shops and local boutiques and including a new M&S store located moments away. Comprising reception room with wooden floors and bay window, family bathroom, separate fully fitted kitchen leading to the garden. Transport links include the Bakerloo line and London Overground and multiple bus routes. Part furnished. Inventory £150 incl VAT. Agency fees apply £180pp Incl VAT.



Central Heating * Fitted Kitchen * Garden * High Ceilings * Wooden Floors * Part Furnished *
Washing Machine

£340pw / £1473.33pcm

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Environmental Impact (CO ₂) Rating		Current	Potential	Energy Efficiency Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions				Very energy efficient - lower running costs			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		61	61	(55-68) D	66	66	
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not environmentally friendly - higher CO ₂ emissions				Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT WITH AGENTS ML ESTATES

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ML ESTATES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.