



THE RIDGEWAY, NW11
£2,000,000 FREEHOLD

A CHARACTER FILLED 5 BEDROOM HOUSE IN A FABULOUS LOCATION AT THE HEART OF GOLDERS GREEN

5 Bedrooms/ 3 Bathrooms/ Separate Annexe as Workspace or
Investment/ South Facing Garden/ Parquet Flooring/ Off Street
Parking/ EPC Rating: D/ Council Tax Band: Barnet - G



DESCRIPTION:

We are delighted to offer this exceptional character filled 5 bedroom 3 bathroom, semi-detached family home, located on this highly desirable road right in the heart of Golders Green.

The Ridgeway is an exceptionally popular street located off Hodford Road. The property is situated close to the junction with Basing Hill, and within approximately 200 metres of local transport facilities, shops and restaurants and of course with easy access of local amenity spaces such as Golders Hill Park and The Heath Extension.

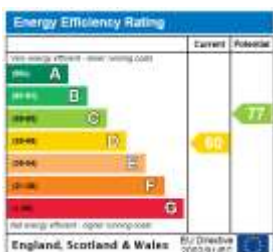
Accommodation comprises, on the ground floor, 2 large interconnecting reception rooms with feature fireplaces and parquet flooring. A spacious, country farmhouse style eat in kitchen, plus a conservatory with direct access onto the South facing garden. On entering the house, there is a full of character hallway with leaded light windows and parquet flooring. There is also a guest WC and a boiler/utility room.

On the 1st floor there are 3 bedrooms with the principal suite encompassing what was bedroom 4 and is now an exceptionally large ensuite bathroom. Bedroom 3 (to the rear) has a South facing balcony. There is also a family bathroom (with wc) and a separate WC. An additional, sympathetically matching, flight of stairs leads up to 2nd floor with an additional bedroom, bathroom, sleeping/office/study area and several storage areas.

Finally in addition to all of the above accommodation, the house has a completely separate, self contained annexe, accessed either from the rear of the garden or from The Vale. This property is currently let out but could be also used as a consulting suite or office (subject if appropriate and if required to conforming with planning regulations).

Externally to the rear of the house is a charming and secluded South facing garden, lawned and with front and rear patio areas. To the front of the house there is provision for off street parking for 2 cars. This is a fabulous family home in a 1st class location with many original factors, a south facing garden and a separate annexe. It ticks all the boxes!!!

Viewing is highly recommended.





The Ridgeway, London NW11 8TB



APPROXIMATE GROSS INTERNAL FLOOR AREA 304.76 SQ M / 3280 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE