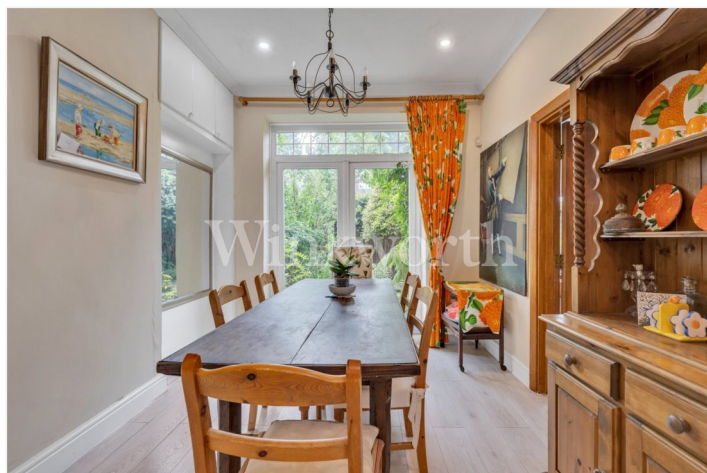




THE RIDGEWAY, NW11
£1,799,500 FREEHOLD

A SIGNIFICANT AND SUBSTANTIAL 5/6 BEDROOM DETACHED HOUSE IN EXCESS OF 3000 SQ FT ON A CORNER PLOT

Detached House/ Corner Plot/ Built Over 3 floors/ Garage/ Large
 Garden/ Centrally Located/ Further Potential if Required/ EPC Rating:
 D/ Council Tax Band: G



DESCRIPTION:

We are delighted to offer a magnificent opportunity to acquire this substantial, in excess of 3000 sq ft, detached corner house located in prime Central Golders Green, on the corner of The Ridgeway and Armitage Road.

The property which was likely to have been built at the turn of the 20th century, was constructed over 3 floors from new and has been in the same family for in excess of 52/53 years.

Corner properties are always highly desirable for their ability to attract additional light and a sense of space to all the rooms. This is very much the case in this instance with the house having fabulous entertaining space in 2 very substantial living rooms, a very large hallway and a significant amount of accommodation on all floors.

Being located on the corner of The Ridgeway and Armitage Road, not only means that the house has a long return for the attractive garden, but there is also a secluded private garden to the front of the house and a garage with parking to the rear of the garden on Armitage Road.

In terms of access to facilities, the house is excellently located for shops, restaurants, public transport and of course amenity spaces both in Golders Green, Hampstead Garden Suburb and even Hampstead Heath itself.

Accommodation comprises, on the ground floor, 2 huge formal reception rooms with stunning bay windows, parquet flooring and traditional wooden panelling, alongside feature fireplaces and original coving to the ceilings. An abundance of space and light is a feature throughout the whole house. To the ground floor there is also a large entrance hallway, a modern fitted kitchen and a separate office/study. The entire ground floor area would be similar to a generously proportioned 3 bedroom flat!

The 1st floor bedrooms are reached by an original panelled staircase where at the rear of the house, overlooking the garden is a huge double aspect principal bedroom suite with private en-suite bathroom. There are also located on this floor 2 additional bedrooms, an office plus a further bathroom and separate toilet. In reality all bedrooms could easily have their own en-suite bathrooms with no real loss of space such is their size and location.

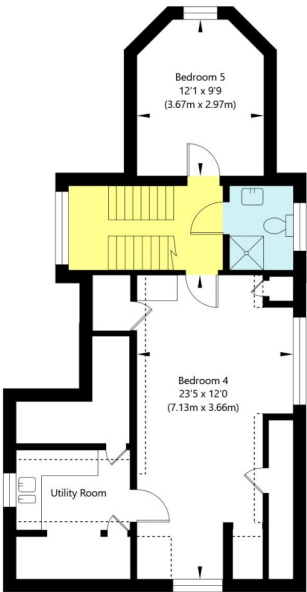
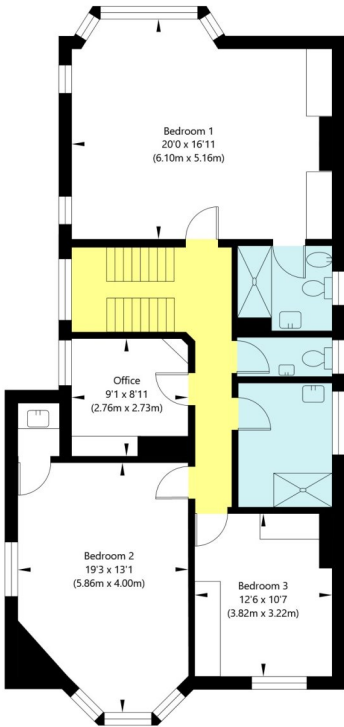
Finally a further matching staircase to the purpose built 2nd floor currently houses 3 rooms and a bathroom with potential for a combination of all uses i.e. further bedrooms, a guest suite, a games room plus bedrooms, or even a 1/2 bedroom self-contained flat, just to name but a few options.

Externally, in addition to the really substantial rear garden, there is a secluded front garden facing The Ridgeway which can also be accessed via the kitchen. The rear garden is extremely private and hosts the abundance of mature shrubs and trees. There is a single garage to the rear with access off Armitage Road.

Overall this is a truly delightful family home located in the perfect position for easy access to all amenities. It is large, has a host of traditional features, yet also offers light and space in a contemporary fashion. If desired it could be either radically changed or simply upgraded to suit individual taste. Viewing is extremely highly recommended via owners Sole Agents.



The Ridgeway, London NW11 8QP



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 101.43 SQ M / 1092 SQ FT

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 62.83 SQ M / 676 SQ FT

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 111.65 SQ M / 1202 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 287.16 SQ M / 3091 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING EAVES AND RESTRICTED HEIGHT 261.49 SQ M / 2815 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		