



## Ridge Road | London | NW2

Offers in the region of £1,500,000 | Freehold

 4  3  2  C

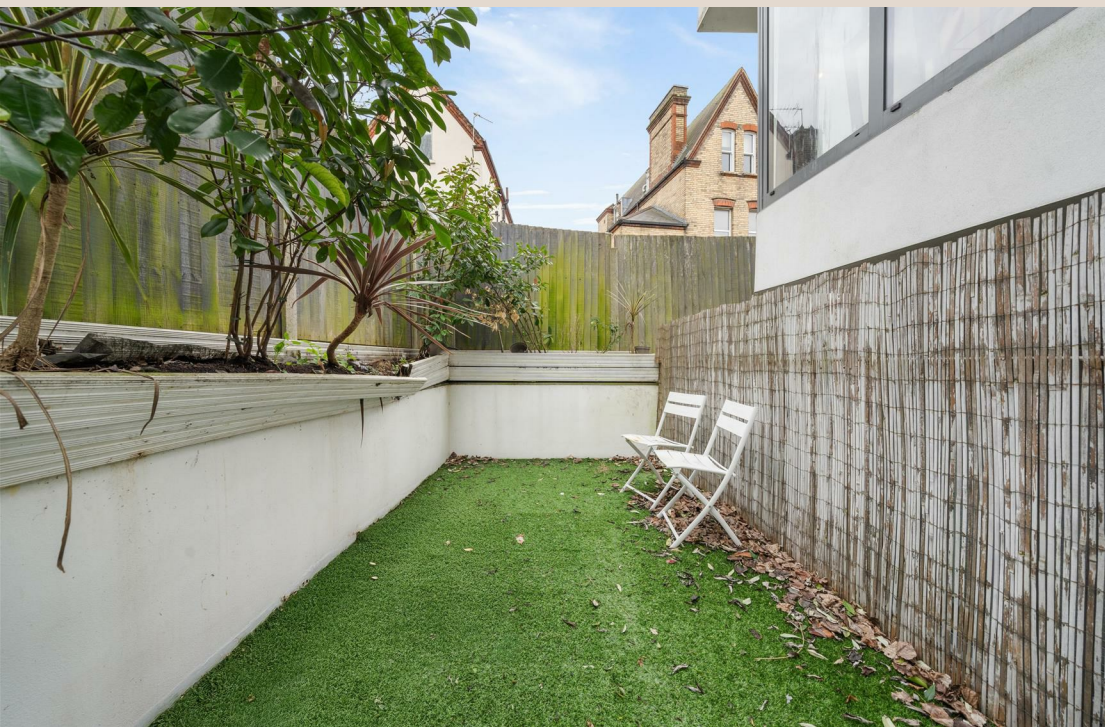
**ADN**  
RESIDENTIAL

A modern and architecturally designed 4 double bedroom family home offering over 2200 sq ft of well planned accommodation located 0.7m from the open spaces of Golders Hill Park and 0.9m from Hampstead Village. This fantastic property benefits from having off street parking for two cars and comprises, generous reception room with bay window, fully integrated eat in kitchen/ family room and a stunning conservatory area leading onto a private patio garden. The first floor is where you will find the principal bedroom with dressing area and en-suite bathroom, two further double bedrooms with built in storage (one with an en-suite bathroom) and a further family shower room. The top floor hosts a spectacular versatile room with a private roof terrace that could be used as a playroom, additional bedroom or workspace.

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- |                        |                      |
|------------------------|----------------------|
| • 4 Bedrooms           | • 2 Reception Room   |
| • Kitchen/Family Room  | • Conservatory       |
| • Private Patio Garden | • 3 Bathrooms        |
| • Detached             | • Off Street Parking |
| • Roof Terrace         |                      |
- 

Council Tax Band: F  
EPC: C



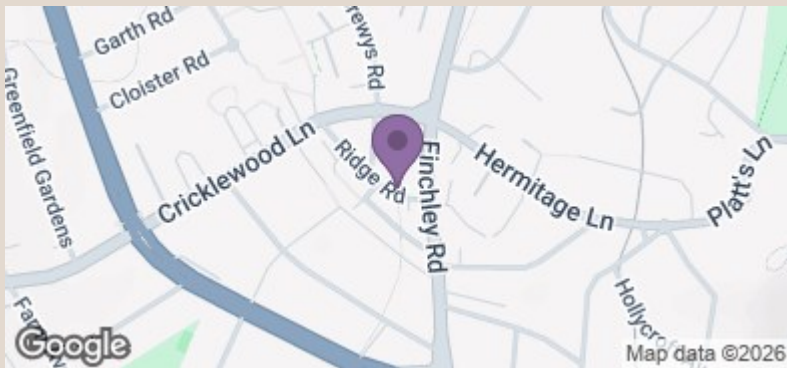




# RIDGE ROAD NW2



APPROX GROSS INTERNAL AREA - 2051 SQ FT - 190.54 SQ M  
 APPROX FLOOR AREA INC RESTRICTED HEIGHTS - 2265 SQ FT - 210.41 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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