



Ridge Road, Childs Hill, London NW2 .| £1,575,000

- Parking
- Spacious
- Chain Free
- Conservatory

- Patio
- Terrace

"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!"

A meticulously designed detached family residence spanning approximately 2,265 sq ft, situated in a highly sought-after area of North West London.

Nestled amidst the picturesque slopes of Hampstead, this home offers an exquisite blend of elegance and convenience. Recently renovated, the property showcases exceptional entertaining spaces, including three/four spacious double bedrooms with built-in wardrobes and three bathrooms (two of which are en-suite). The welcoming reception room seamlessly connects to the contemporary kitchen/dining area, which in turn leads to a stunning conservatory, providing access to a private rear patio garden.



The second floor offers a remarkable space currently utilized as an additional sitting room, with the possibility to convert it into an extra bedroom with an en-suite bathroom, as it is already equipped with plumbing. Additional features of this remarkable residence include a convenient downstairs cloakroom, ample storage options, new curtains throughout, a terrace at the front, and off-street parking for two vehicles.

Ridge Road boasts an enviable location within a half-mile radius of the expansive Hampstead Heath, while also offering easy access to the excellent transportation links of Finchley Road and Golders Green.

-  Flat
-  Freehold
-  x 4
-  x 2
-  x 3



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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!"



"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."



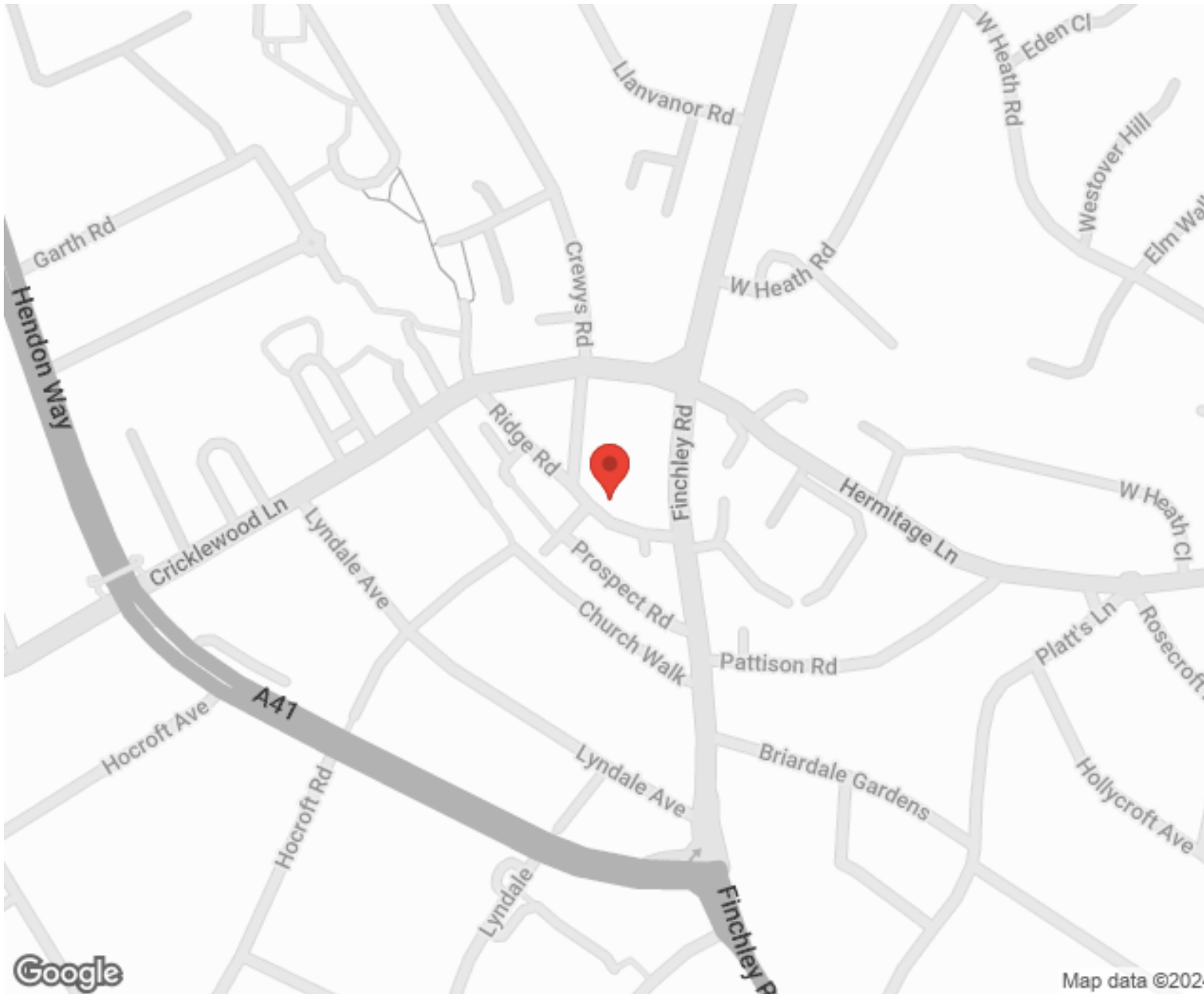
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



**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!"



Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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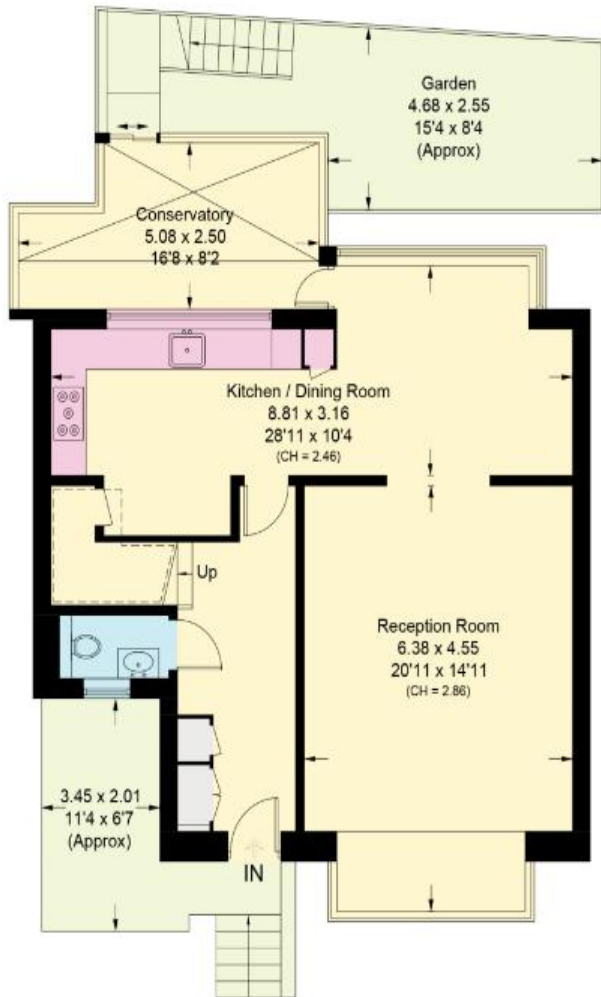
4.9 Stars | 132 Reviews

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Ridge Road, NW2

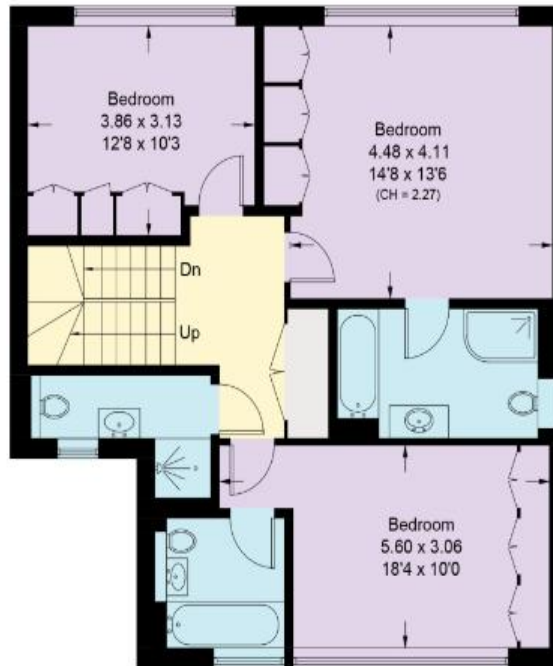
Approximate Area = 205.3 sq m / 2210 sq ft
Including Limited Use Area (20.8 sq m / 224 sq ft)



Raised Ground Floor

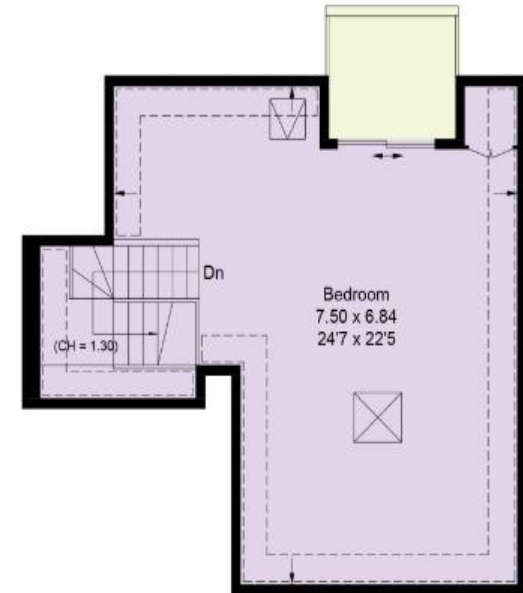
Approximate Area = 82.4 sq m / 887 sq ft
Including Limited Use Area (7.4 sq m / 80 sq ft)

= Reduce head height below 1.5m



First Floor

Approximate Area = 77.4 sq m / 833 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)



Second Floor

Approximate Area = 45.5 sq m / 490 sq ft
Including Limited Use Area (11.8 sq m / 127 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.