



RIDGE CLOSE, HENDON, LONDON, NW4  
**STARTING GUIDE PRICE £475,000 FREEHOLD**

**TWO BEDROOM BUNGALOW WITH ONE BEDROOM ANNEX - BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £475,000.**

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This charming, detached residence offers the perfect opportunity for its new family or developer to create their ideal home. With excellent redevelopment potential, this property is not only a comfortable family residence but also a lucrative prospect for cash buyers and builders. The main bungalow features a bright and airy modern kitchen, a cosy dining room, a comfortable living room, and two well-proportioned bedrooms, complemented by a contemporary shower room. Externally, the property boasts a delightful garden and a separate annex, perfect for extended family or guests. The annex mirrors the warm, homely atmosphere of the main property, offering a living room, dining area, kitchenette, double bedroom, and bathroom. Key highlights include: **Redevelopment potential:** This property offers significant scope for expansion (STPP). There's ample space at the rear, as the bungalow next door extends 10-12 feet further, eliminating any right-to-light issues. **Expansion possibilities:** If the front and rear of the bungalow were squared off, an additional 180 square feet of usable downstairs area could be created, making room for a natural internal staircase. This would allow the roof to cover the full footprint of the ground floor, providing space for two en suite bedrooms. **Peaceful Cul-de-Sac Location:** The home benefits from convenient off-street parking in a quiet cul de sac, while still being within close proximity to Hendon's vibrant amenities and excellent transport links. An internal viewing is highly recommended to fully appreciate the potential this property offers, whether as a family home or a redevelopment project.



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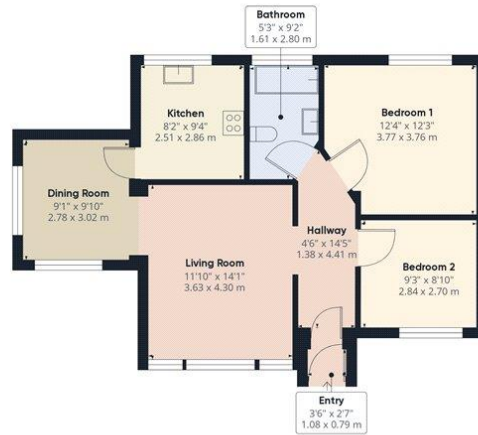


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Ground Floor Building 1



Ground Floor Building 2

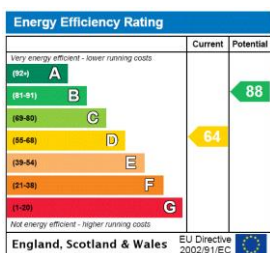
**Approximate total area<sup>(1)</sup>**  
 982.1 ft<sup>2</sup>  
 91.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** E - Barnet

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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