



RIDGE ROAD, CHILDS HILL, LONDON, NW2  
**£599,950 FREEHOLD**

**A CHARMING TERRACED HOUSE, NESTLED IN THE HEART OF CHILDS HILL, PRESENTS AN EXCITING OPPORTUNITY FOR THOSE LOOKING TO CREATE THEIR DREAM HOME...**

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## DESCRIPTION:

This charming terraced house, nestled in the heart of Childs Hill, presents an exciting opportunity for those looking to create their dream home. In need of modernisation, this property offers incredible potential, allowing you to design a bespoke space tailored to your tastes. With scope to extend at the rear and convert the loft into an additional bedroom and bathroom (subject to planning permission), the possibilities are vast.

The house currently features three generously sized bedrooms, a three-piece family bathroom, a spacious fitted kitchen (with potential to transform into a large eat-in kitchen), a bright reception and a convenient guest cloakroom. Externally, you'll find both front and rear gardens, ideal for outdoor living and entertaining.

Offered with no onward chain, this property is perfect for buyers eager to begin their next project without delay. A wonderful opportunity to craft your ideal home in a sought-after location, with plenty of scope to add value through thoughtful renovation and extension. Freehold.

Please note, due to the age and style of this property there is a chance that Asbestos was used within certain materials during construction.

## AT A GLANCE

- TERRACED HOUSE
- THREE BEDROOMS
- POTENTIAL TO EXTEND (STPP)
- CHAIN FREE
- GREAT LOCATION
- FREEHOLD





Ridge Road, London NW2 2QS



APPROXIMATE GROSS INTERNAL FLOOR AREA 94.17 SQ M / 1014 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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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:** D

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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