



Ridge Road, Golders Green NW2

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The property comprises a large central reception, which is open-plan for the dining area. The reception leads onto the large conservatory, which gives further access to the private patio. There is a well-fitted, well-equipped kitchen/breakfast room and guest WC. The principal suite has a well-fitted walk-in wardrobe area and en suite bathroom. Bedroom two also benefits from an en suite bathroom, and there is a further family bathroom. The top floor has an additional reception room/lounge with a private balcony. Further benefits include off street parking for two cars, a balcony and a private patio garden.



**Guide price:** £1,150 per week

**Furniture:** Available unfurnished

**Tenancy available from:** 17th January 2025

**Minimum length of tenancy:** 12 months

**Deposit:** £6,600

**Local authority:** London Borough of Camden

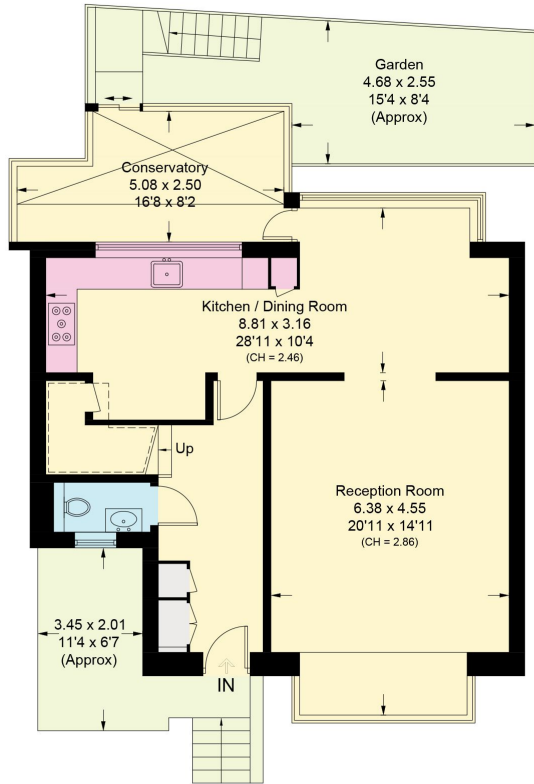
**Council tax band:** F





# Ridge Road, NW2

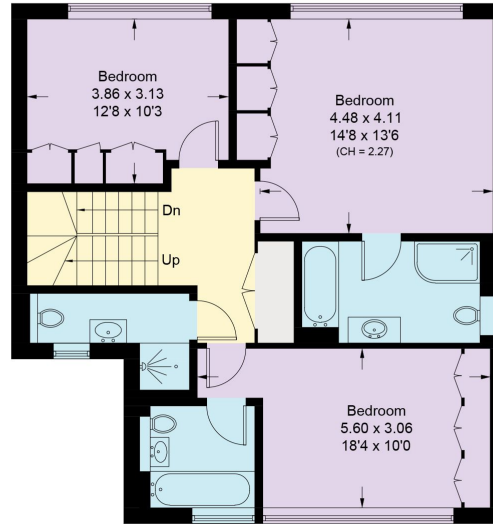
Approximate Area = 205.3 sq m / 2210 sq ft  
Including Limited Use Area (20.8 sq m / 224 sq ft)



## Raised Ground Floor

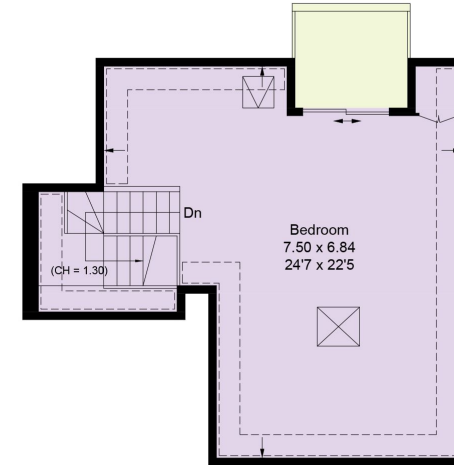
Approximate Area = 82.4 sq m / 887 sq ft  
Including Limited Use Area (7.4 sq m / 80 sq ft)

= 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)

Knight Frank

58-62 Heath Street  
London NW3 1EN

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Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated December 2024. Photographs and videos dated June 2023.

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