



456 N Ridgewood Place

Hancock Park · Los Angeles, CA 90004

\$4,395,000

A 1927 Spanish Colonial on one of the good Ridgewood blocks, restored without being erased.

Hancock Park is the flat, tree-lined grid between Melrose and Wilshire — Larchmont Village at one end, and the only neighbourhood in central Los Angeles where the houses are older than the city's freeways.

BEDROOMS

5

BATHROOMS

5

INTERIOR

4,600 sq ft

LOT

0.28 acres

BUILT

1927



The property

Ridgewood Place between Beverly and Third is the block people wait for. This 1927 Spanish Colonial has been in two families, and the second spent four years bringing it back — original tile relaid, plaster repaired by hand, and the arched loggia opened up again after a 1970s enclosure was removed.

The public rooms are intact: barrel-vaulted living room with the original fireplace, a dining room with its ironwork, and a library that was once a sleeping porch. The kitchen and baths are new but quiet about it.

Behind the house, a walled courtyard with an eighty-year-old olive at its centre, and a detached garage with a permitted studio above.

Features

Original 1927 tile and plaster

Barrel-vaulted living room

Walled courtyard

Permitted studio above garage

New systems throughout

Restored arched loggia

Library with sleeping porch windows

Mature olive and citrus

Two blocks from Larchmont

HPOZ-compliant restoration



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