



Hermitage Lane, London NW2 2HE

HUNTERS[®]
EXCLUSIVE



Hermitage Lane, London NW2 2HE

*** LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. ***

Set back from the road behind a generous three-car gated driveway, the property enjoys a high degree of privacy. A detached family home offers over 2,500 sq ft of internal accommodation, ideally positioned in Golders Green on the cusp of Hampstead Heath.

Arranged over three levels, the accommodation provides three reception rooms, five bedrooms and three bathrooms. The ground floor comprises a spacious dual reception room, a fully integrated modern kitchen opening into a large conservatory, and a guest cloakroom.

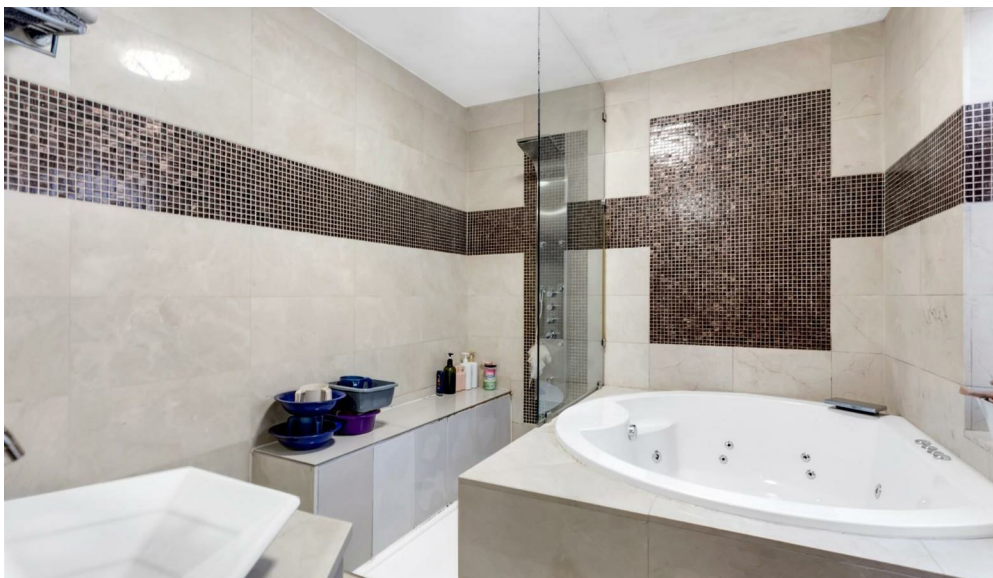
The upper floors accommodate five bedrooms - four doubles and one single - along with three family bathrooms and excellent storage throughout. With a generous private rear garden extending to approximately 36 ft, offering a peaceful and secluded outdoor space.

Benefitting from excellent transport links and a wide range of amenities, with Hampstead, West Hampstead and Golders Green all nearby. Hampstead Heath and Golders Hill Park are also within easy walking distance, providing superb green open spaces for recreation and leisure.



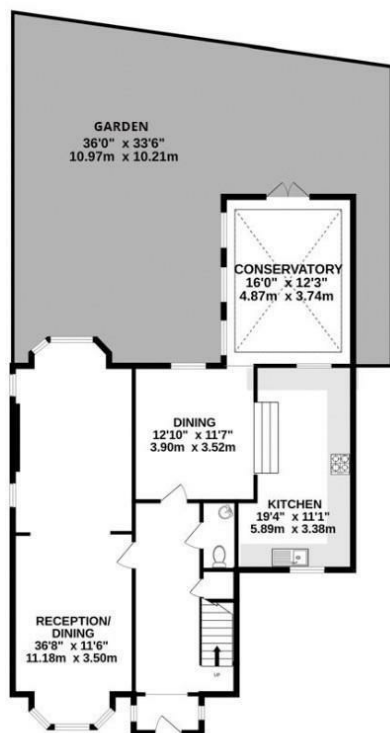






These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

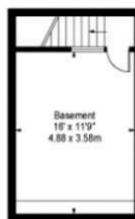
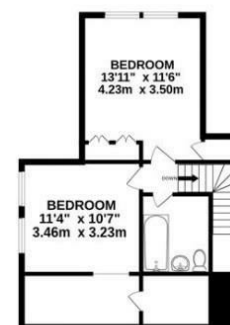
GROUND FLOOR
1128 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR
891 sq.ft. (82.8 sq.m.) approx.



2ND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



Basement

TOTAL FLOOR AREA: 269.77 Sq m , 2893 Sq Ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters West Hampstead -
020 7431 4777 <https://www.hunters.com>

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