



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3  2 

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Hermit Place, London, Kilburn, NW6

## Offers In Excess Of £700,000



\*\*\* £750 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\*

This charming three bedroom freehold mews house offers spacious accommodation set over two floors, spanning circa 770 square foot of living space.

The property includes an open-plan reception/kitchen with beautiful exposed beams, a naturally bright master bedroom with a en-suite and built in wardrobe, two upstairs bedrooms, a family bathroom, and a patio leading to house. The property is sold chain-free with the freehold.

Hermit Place is a situated West End Lane and Kilburn High Road, providing excellent access to a wide selection of local amenities and exceptional transport connections, being a short walk to Kilburn High Road Overground station (0.2 miles), Kilburn Park Bakerloo line (0.3 miles), West Hampstead Jubilee line, Thames Link and Overground (0.5 miles).

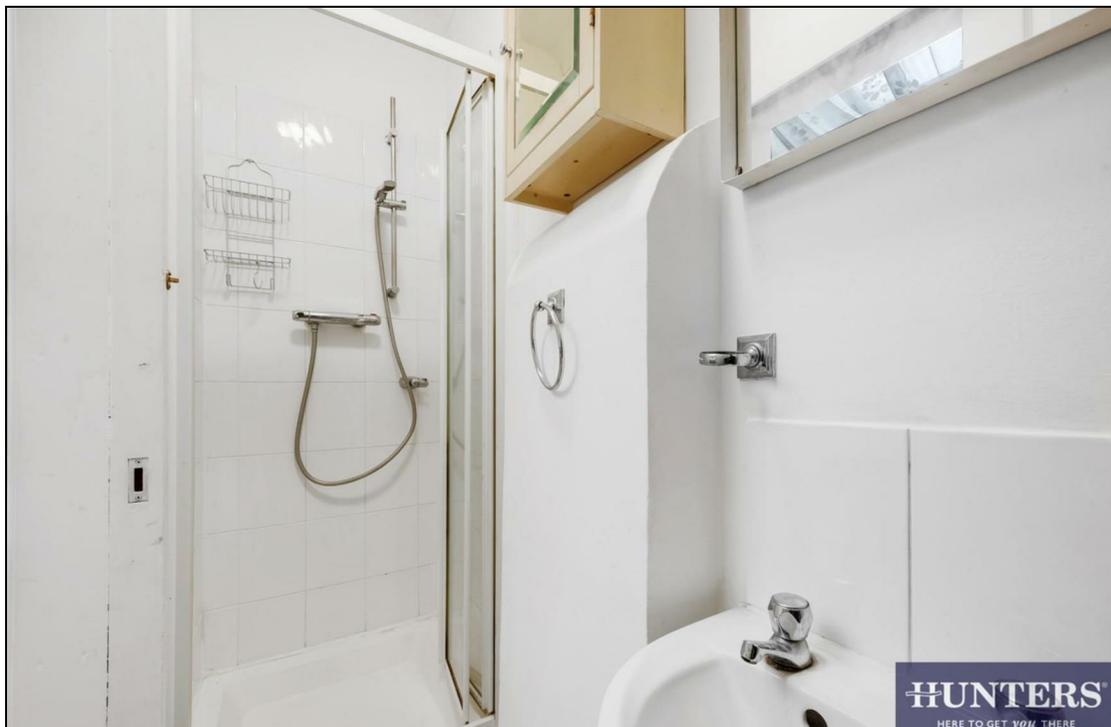
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com

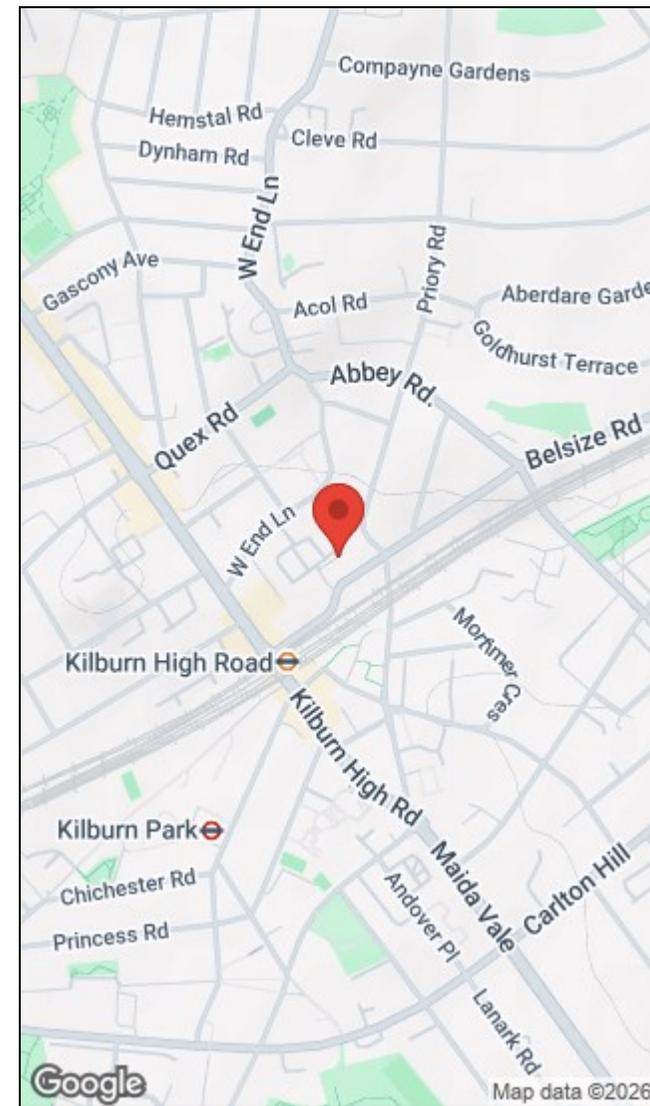
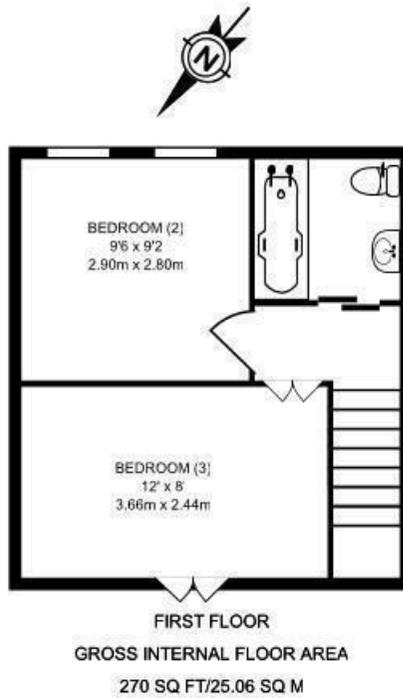
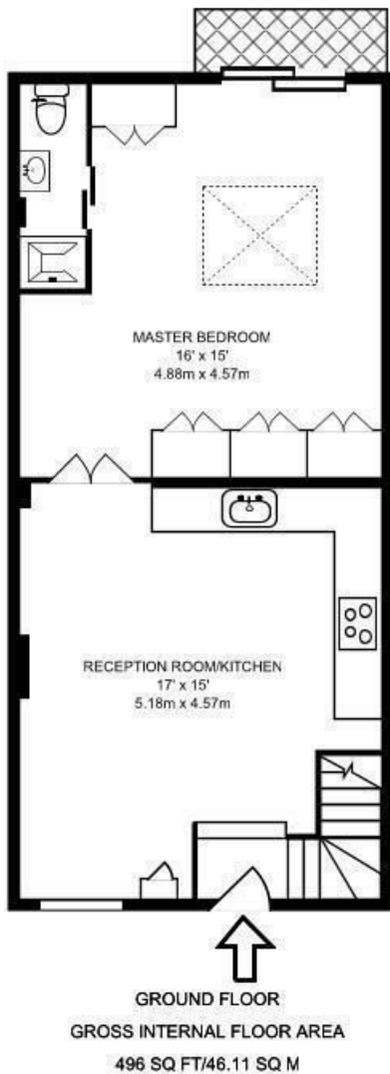


## KEY FEATURES

- Three Bedroom Two Bathroom Mews House
- Over 766 sq.ft. of internal living space
- Set in a peaceful cobbled mews street
  - Exposed wooden beams
    - Sold chain-free
    - Freehold house
- Close proximity to West Hampstead and Kilburn High Road amenities







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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.