

# HUNTERS<sup>®</sup>

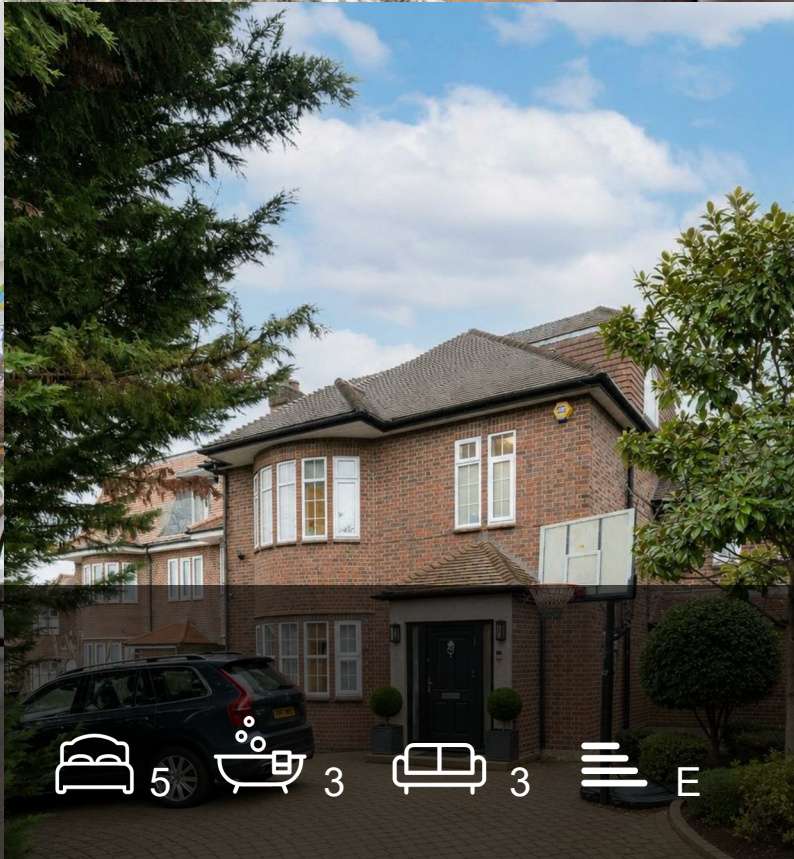
## EXCLUSIVE



Hermitage Lane

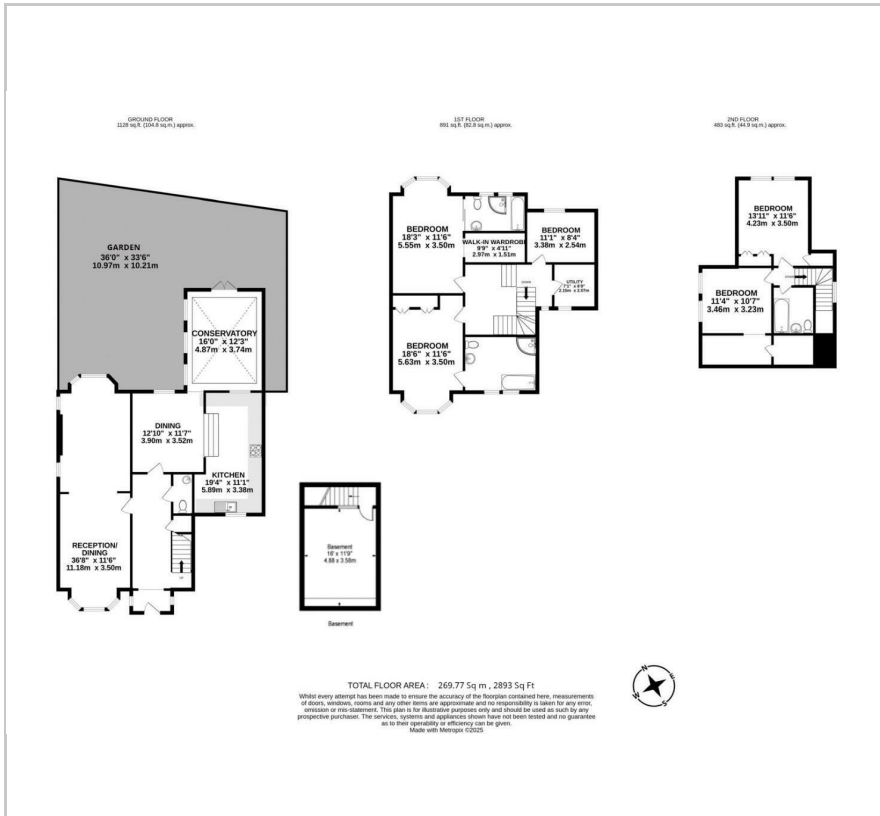
, London, NW2 2HE

Asking Price £3,200,000

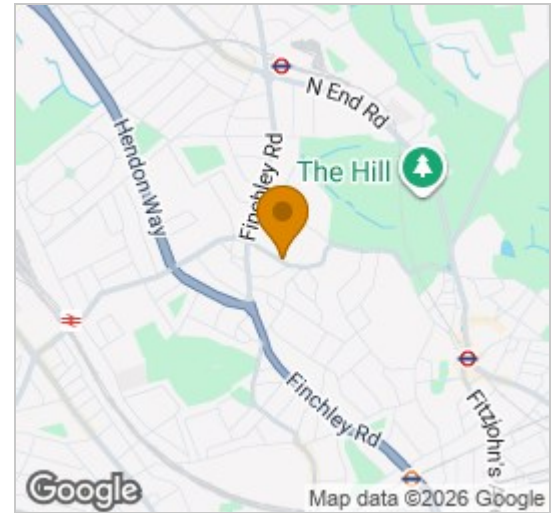


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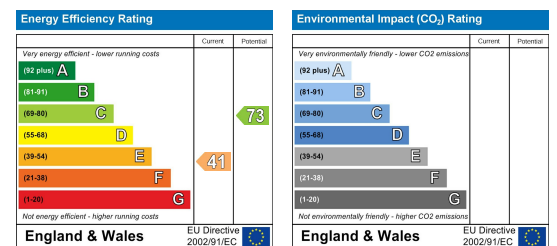
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters West Hampstead Office on 020 7431 4777 if you wish to arrange a viewing appointment for this property or require further information.

- Five Bedroom Detached Family House
- Three Bathrooms and additional guest cloakroom
- Three-car gated driveway
- Over 2,893 sq.ft of internal space
- Three reception rooms, including a dual 36" reception
- Private rear garden
- Situated in Golders Green on the cusp of Hampstead Heath
- Spread over four floors - basement included

\*\*\* 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.

Benefiting 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. **THINKING OF SELLING?** 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.

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