



RESIDENTIAL SALES & ACQUISITIONS

## HERMITAGE LANE LONDON NW2 2HD

Offered to the market for the first time in many years, this four-bedroom mid terrace family home on Hermitage Lane provides generous, well-balanced accommodation extending to 2,226 sq ft (207 sq mt) together with a large private rear garden, off-street parking for one/two cars and an integral garage. Arranged over three floors the house is well maintained but now offering a fantastic opportunity to update and potentially extend the accommodation to the incoming purchasers' requirements.

Hermitage Lane is west of Hampstead Village, within walking distance to the heath and offers many connections to the centre of London's and the regional motorway network. The North Circular (A406) is approximately 2 miles to the Northwest. Junction 1, M1 is within 2.5 miles.

Council Tax Band: G



### ACCOMMODATION & AMENITIES

Entrance Hall: Split Level Reception Room with Raised Dining Area: Kitchen: Cloakroom: Main Bedroom with En-Suite Dressing Room and Bathroom: Three Further Bedrooms: Family Bathroom: Large Roof Terrace: Generous Patio Area and Garden: Off Street Parking for 1 Car: Single Integral Garage







TERMS

TENURE

Freehold

GUIDE PRICE

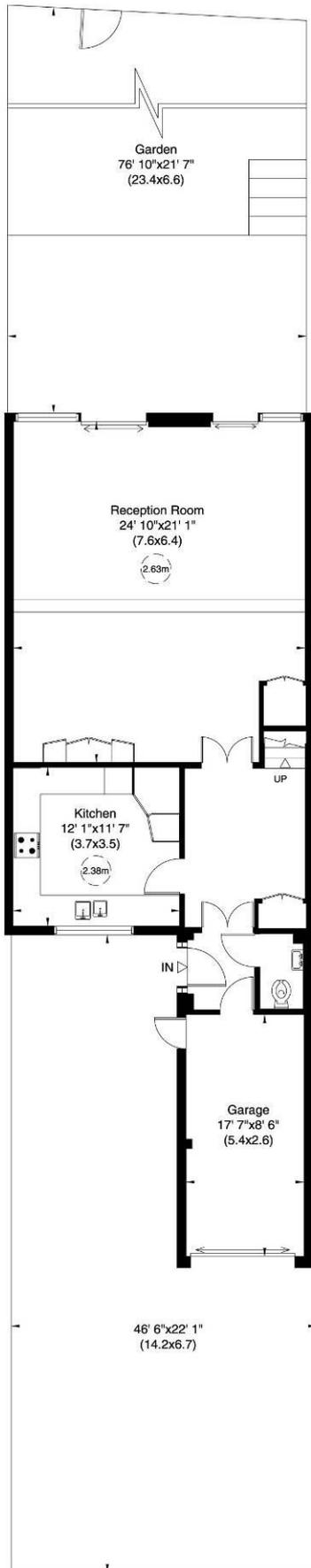
£1,825,000 **Subject to Contract**

# Hermitage Lane, NW2

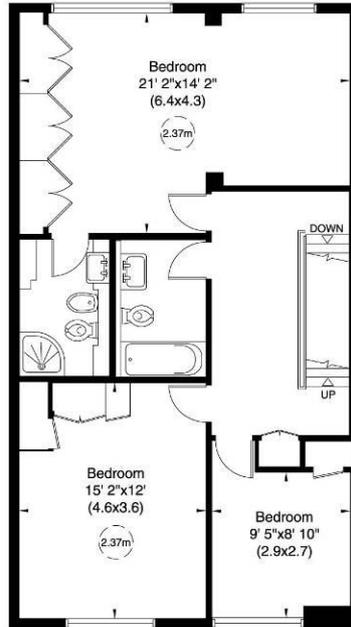
Approximate Gross Internal Area  
218 sq m/ 2345 sq ft Including Under 1.5m  
207 sq m/ 2226 sq ft Excluding Under 1.5m



Not to Scale, for identification only



Ground Floor



First Floor



Second Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.  
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

