



HERMITAGE LANE HAMPSTEAD NW2

An exceptionally spacious 5/6 Bedroom family house offering well planned accommodation extending to over 3000 sq ft, with a fabulous vaulted ceilinged master bedroom suite, a feature en suite bathroom and huge dressing room. There are three generous reception rooms and a modern kitchen/family room/garden room which leads out onto a south facing garden. The house is conveniently situated at the top of Hermitage Lane close to The Heath and a short distance from Hampstead Village, numerous schools and transport links



ACCOMMODATION

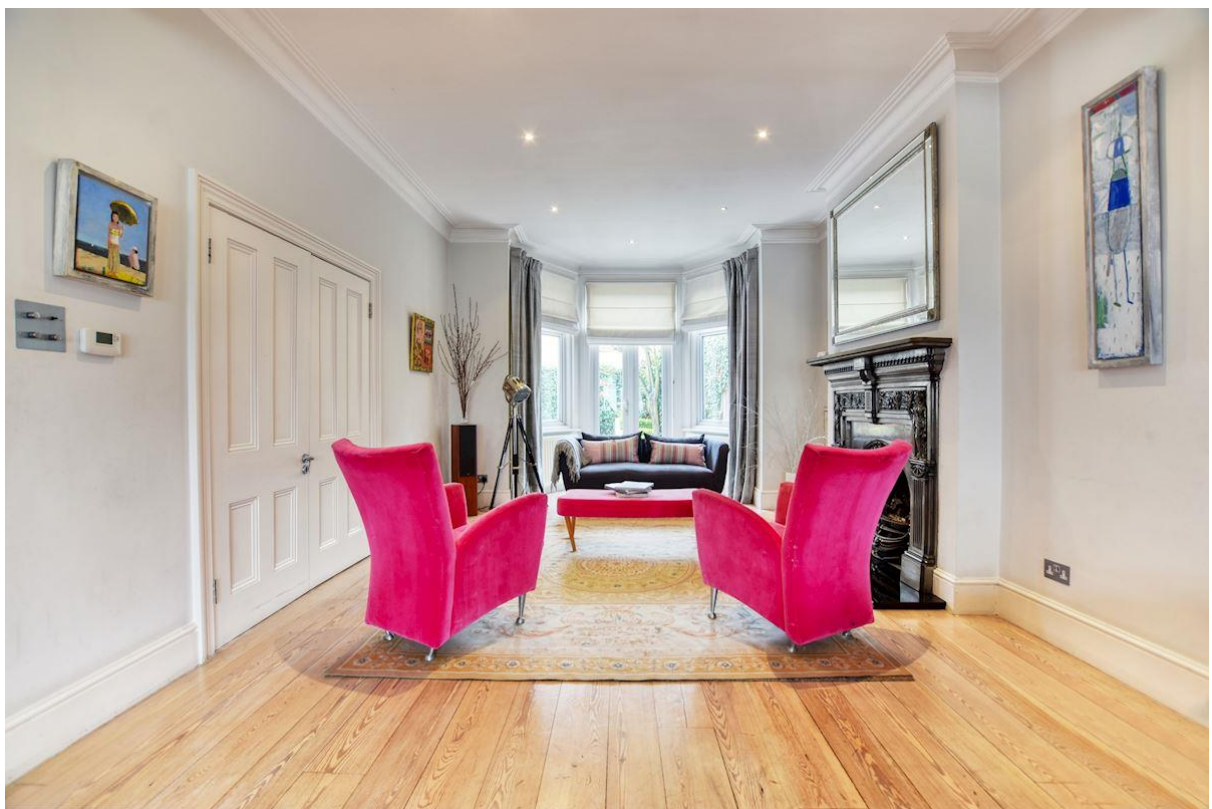
ENTRANCE HALL, CLOAKROOM, DOUBLE RECEPTION ROOM, DINING ROOM, KITCHEN/ BREAKFAST ROOM, GARDEN ROOM, UTILITY ROOM, 5/6 BEDROOMS, 3 BATHROOMS (2 EN SUITE) OFF STREET PARKING FOR TWO CARS, SOUTH FACING GARDEN

TENURE

Freehold

GUIDE PRICE

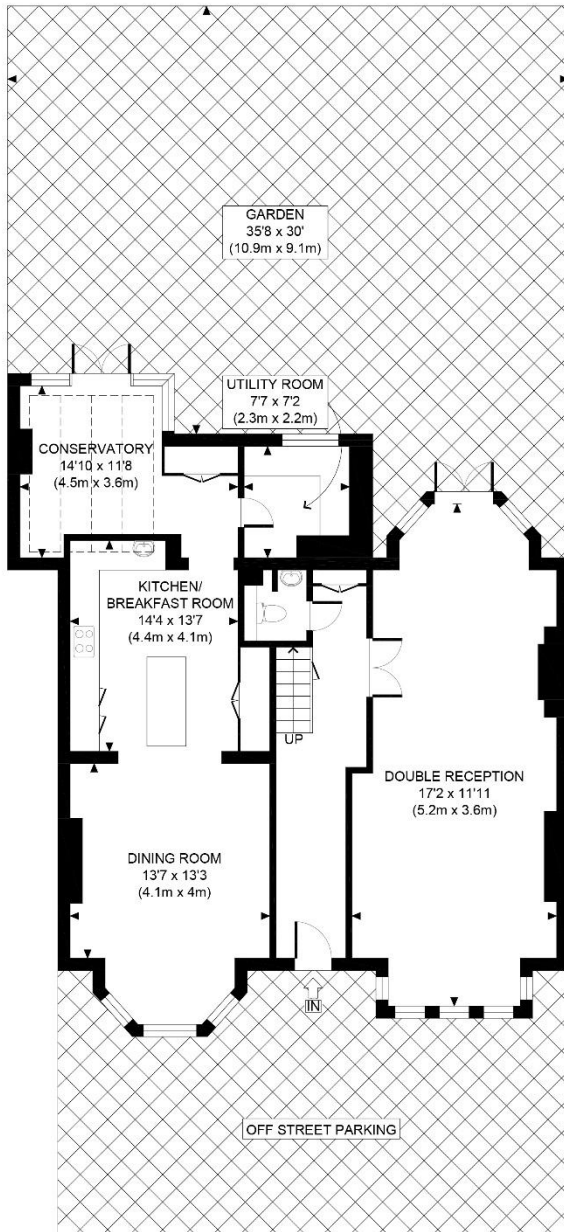
£2,750,000 Subject to Contract



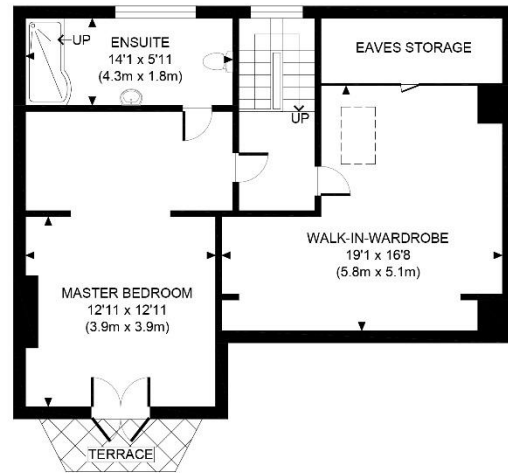




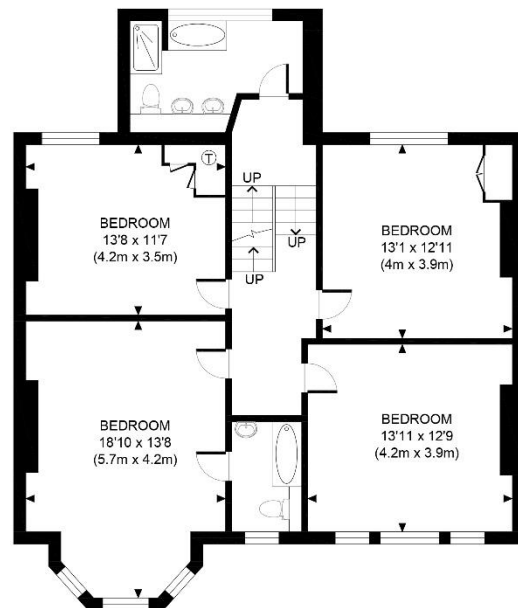




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1197 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 756 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1004 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE 2957 SQ FT / 275 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE 2898 SQ FT / 269 SQM
 Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation