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## Hermitage Lane Hampstead NW2

Located on this ever popular Hampstead road close to both the open spaces of West Heath and the convenience shopping and public transport amenities of Childs Hill and the Finchley Road, a bright and generously proportioned five bedroom, double fronted, detached house of some 3,530 sq ft (gross internal), set back from the road behind a secure sliding gate and a driveway for two/three cars.

This lovely family house is offered for sale in good decorative condition throughout and provides a particularly large ground floor footplate, as the house was extended some thirteen years ago to offer an enlarged 30' x 15' kitchen/breakfast/family room, with sliding and bi-fold doors leading out on to a 40' x 36' rear garden. In addition, there is a television room, a 20'6" reception room, a study, guest WC, separate cloaks-room and a utility room.

The first floor offers a large principal bedroom suite comprising a 19' x 13'3" bedroom, en-suite dressing room and generous en-suite bathroom. This floor also provides two further double bedrooms and a family bathroom, with the second floor offering a guest bedroom with en-suite bathroom and a fifth double bedroom and fourth bathroom.

Early viewing of this handsome lateral property is highly recommended.

**£3,950,000**

**JOINT SOLE AGENT**

**Freehold**

























HERMITAGE LANE  
LONDON NW2  
Gross Internal Area = 309.4 sq metres  
(Excluding Restricted Heights) 3330 sq feet  
Gross Internal Area = 327.9 sq metres  
(Including Restricted Heights) 3530 sq feet

