



5 Bed Semi Detached
Hermitage Gardens
London NW2

- Totally Unique Home
- Two bathrooms
- Secluded Location
- Roof Terrace

Asking price of £1,700,000
Freehold



Approx Gross Internal Area 2342 Sq Ft - 217.65 Sq M
 Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
 However all measurements are approximate.
 The floor plan is illustrative purposes only and is not to scale
 www.tomnighphotography.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

A delightful, semi-detached low built house located in this extremely private turning at the foot of Hermitage Gardens. This totally unique and extended family home is arranged over two floors and with a substantial paved area, along with parking for several cars complete with a generous double garage. Four to Five Bedrooms, Two bathrooms. There is a stunning dual aspect reception room with floor to ceiling windows overlooking the tiered private garden and with a view overlooking Elm Park. This fantastic home is situated within just yards Hampstead Heath and a short walk to Golders Green Northern line station.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.