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# Hermit Place, London, Kilburn, NW6

Per Month £2,999 Per Month



This charming three bedroom freehold mews house offers spacious accommodation set over two floors, spanning circa 770 square foot of living space.

The property includes an open-plan reception/kitchen with beautiful exposed beams, a naturally bright master bedroom with a en-suite and built in wardrobe, two upstairs bedrooms, a family bathroom, and a patio leading to house. The property is sold chain-free with the freehold.

Hermit Place is a situated West End Lane and Kilburn High Road, providing excellent access to a wide selection of local amenities and exceptional transport connections, being a short walk to Kilburn High Road Overground station (0.2 miles), Kilburn Park Bakerloo line (0.3 miles), West Hampstead Jubilee line, Thames Link and Overground (0.5 miles).

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadlettings@hunters.com | www.hunters.com



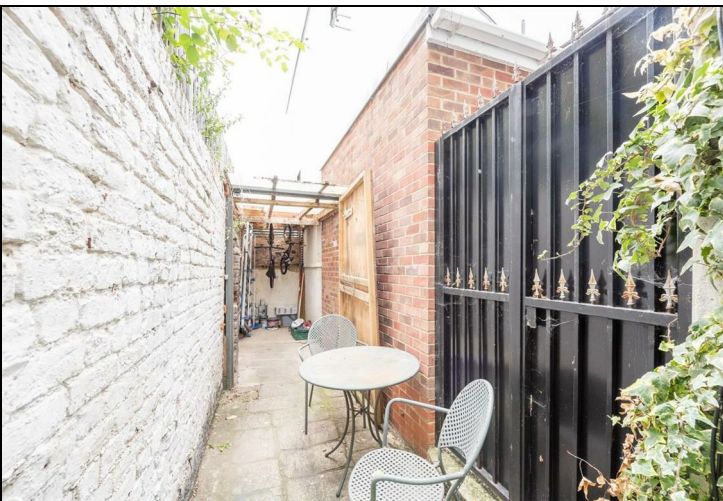
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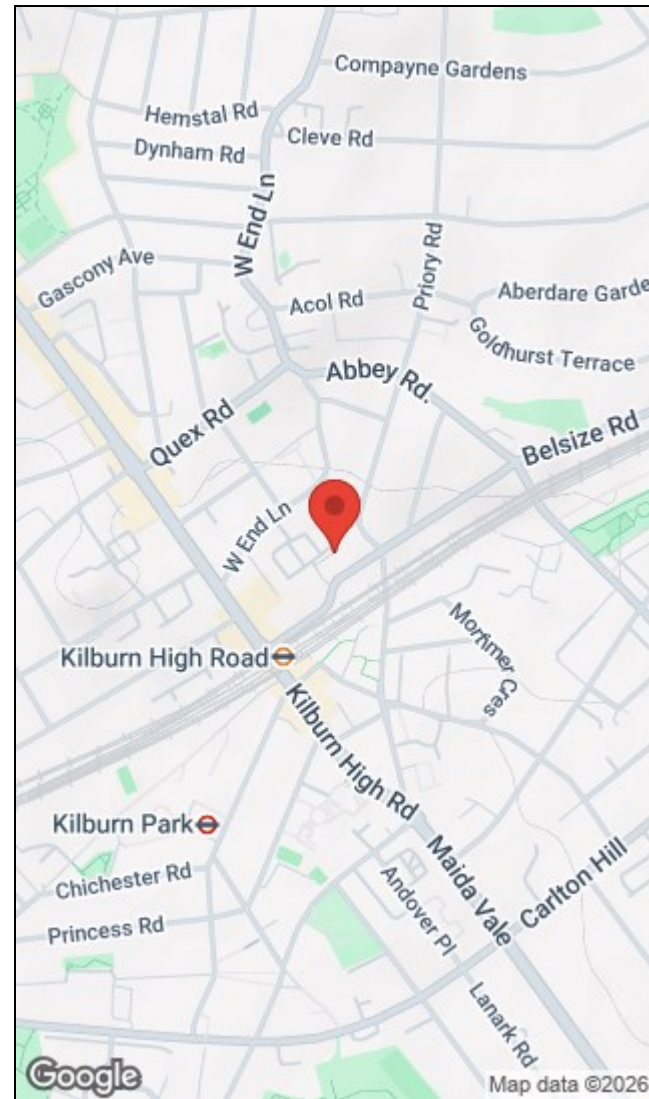
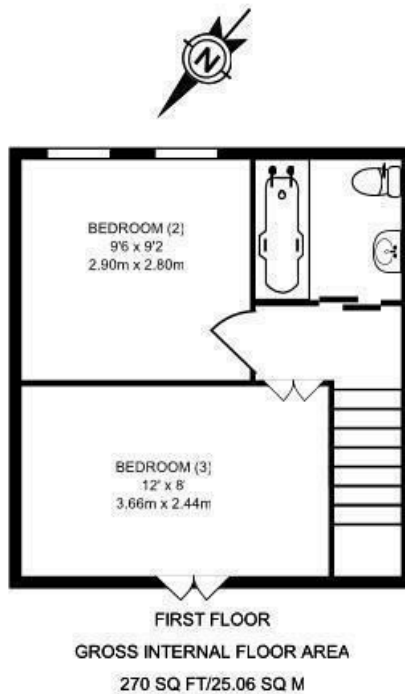
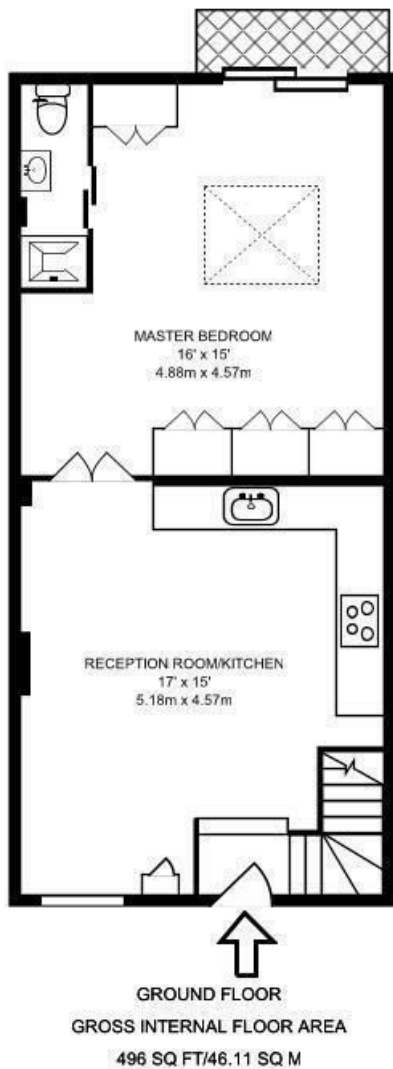
## KEY FEATURES

- Three Bedroom Two Bathroom Mews House
- Over 766 sq.ft. of internal living space
- Set in a peaceful cobbled mews street
  - Exposed wooden beams
  - Sold chain-free
  - Freehold house
- Close proximity to West Hampstead and Kilburn High Road amenities









Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>87</b>			
		<b>59</b>			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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