

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Hermitage Lane, Golders Green, London, NW2

Asking Price £3,200,000

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\*\*\* LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\*

Set back from the road behind a generous three-car gated driveway, the property enjoys a high degree of privacy. A detached family home offers over 2,500 sq ft of internal accommodation, ideally positioned in Golders Green on the cusp of Hampstead Heath.

Arranged over three levels, the accommodation provides three reception rooms, five bedrooms and three bathrooms. The ground floor comprises a spacious dual reception room, a fully integrated modern kitchen opening into a large conservatory, and a guest cloakroom.

The upper floors accommodate five bedrooms - three doubles and two singles - along with three family bathrooms and excellent storage throughout. With a generous private rear garden extending to approximately 36 ft, offering a peaceful and secluded outdoor space.

Benefitting from excellent transport links and a wide range of amenities, with Hampstead, West Hampstead and Golders Green all nearby. Hampstead Heath and Golders Hill Park are also within easy walking distance, providing superb green open spaces for recreation and leisure.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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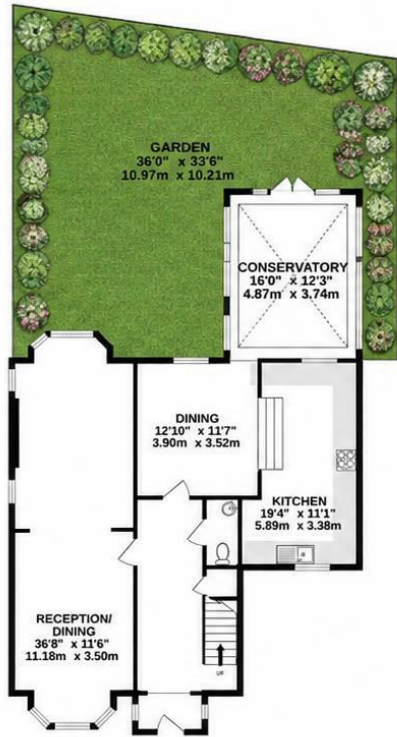
## KEY FEATURES

- Five Bedroom Detached Family House
- Three Bathrooms and additional guest cloakroom
  - Three-car gated driveway
  - Over 2,500 sq.ft of internal space
- Three reception rooms, including a dual 36" reception
  - Private rear garden
- Situated in Golders Green on the cusp of Hampstead Heath





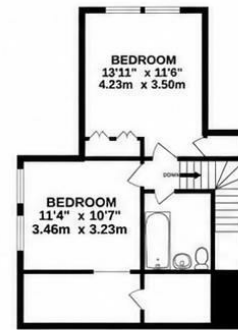
GROUND FLOOR  
1126 sq.ft. (104.8 sq.m.) approx.



1ST FLOOR  
891 sq.ft. (82.6 sq.m.) approx.

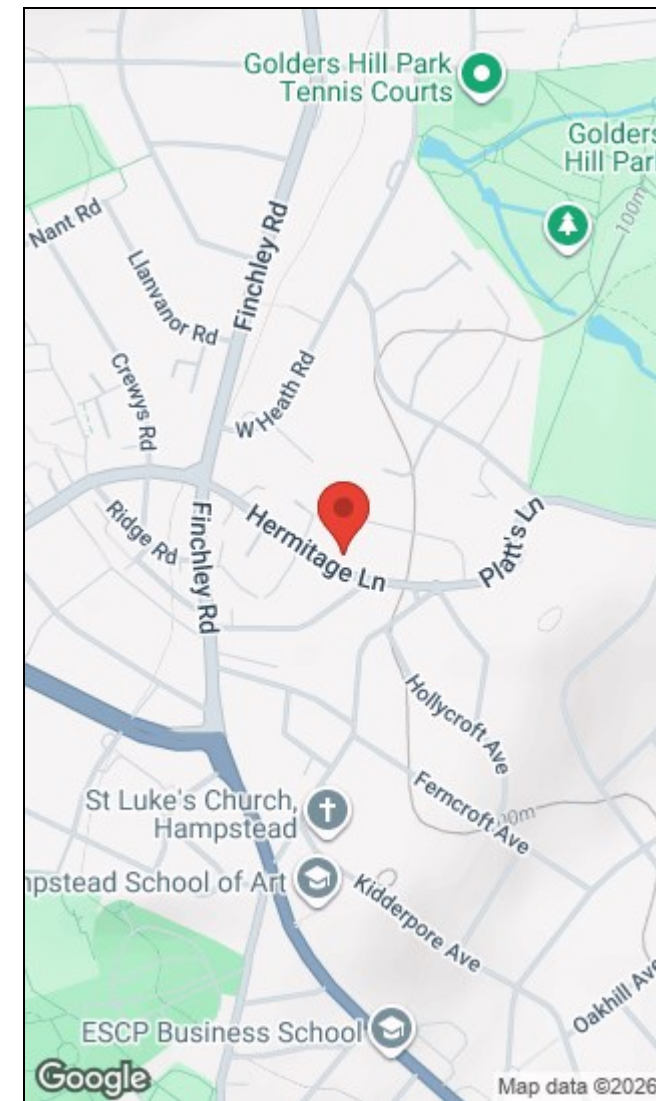


2ND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 2503 sq.ft. (232.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>73</b>		
	<b>41</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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