



# Hermitage Lane

Hampstead, NW2

£9,000 per month  
(£2,076.92 per week)

A beautiful family detached 5 bedroom house set behind security gates which has been refurbished to an exceptionally high standard benefiting from solid wood floors, marble and bisazza tiled bathrooms with jacuzzi, large conservatory, off street parking for 4 cars, air conditioning, decked private garden, plenty of storage. The property is situated in this excellent location within 200 m to the Heath, conveniently located for Hampstead, Golders Green & West Hampstead. Accommodation comprises ground: large entrance hall, formal reception room and dining room with doors leading to the garden, fully fitted kitchen, breakfast room, conservatory with doors to the garden mezzanine: double bedroom, shower room/utility room 1st floor: master bedroom suite with dressing room and en-suite bathroom, double bedroom with fitted wardrobes and en-suite bathroom and jacuzzi 2nd floor: 2 further double bedrooms, family bathroom.

**CHESTERTONS**





# Hermitage Lane

## Hampstead, NW2

- Beautiful Family Detached House Set Behind Security Gates
- 5 Bedrooms, 4 Bathrooms, Reception, Kitchen
- Solid Wood Floors, Off Street Parking, Decked Garden, Air Conditioning
- Within 200 M to Hampstead Heath, Conveniently Located for Hampstead, Golders Green & West Hampstead





**Minimum Term:** 12 months  
**Deposit Required:** £12,461.54  
**Local Authority:**  
**Council Tax Band:**  
**EPC Rating:** E  
**Unfurnished**

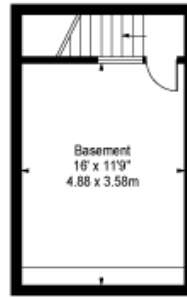
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| A (92-100)                                  |         |                         |
| B (81-91)                                   |         |                         |
| C (69-80)                                   |         | 75                      |
| D (55-68)                                   |         |                         |
| E (39-54)                                   | 41      |                         |
| F (21-38)                                   |         |                         |
| G (1-20)                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

### Chestertons Hampstead Lettings

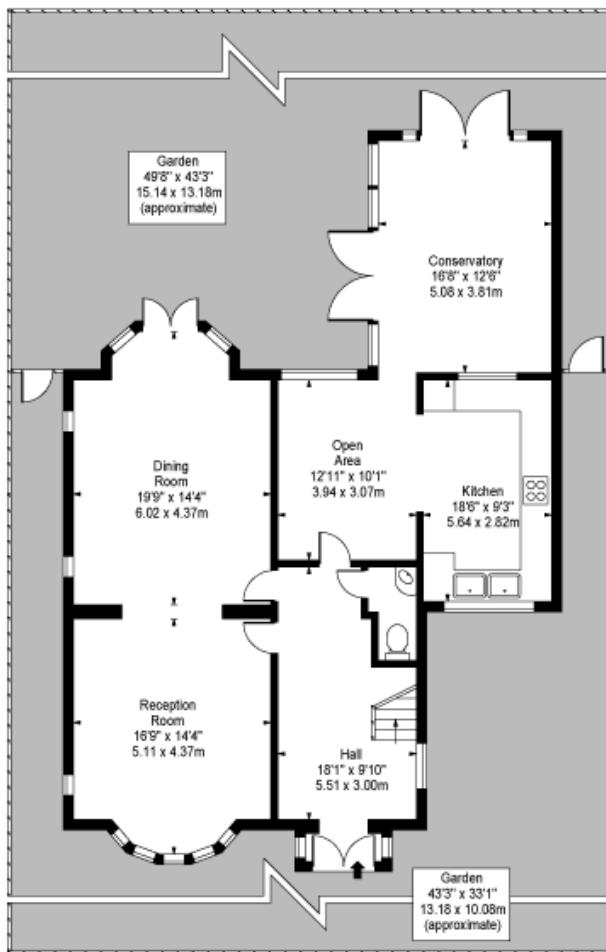
55-56 Hampstead High Street  
 Hampstead  
 London  
 NW3 1QH  
[hampsteadlettingsusers@chestertons.co.uk](mailto:hampsteadlettingsusers@chestertons.co.uk)  
 02077941125  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

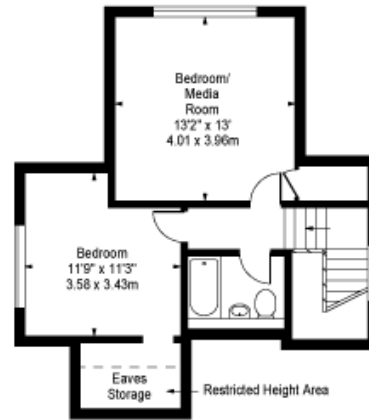
Hermitage Lane,  
Hampstead, NW2



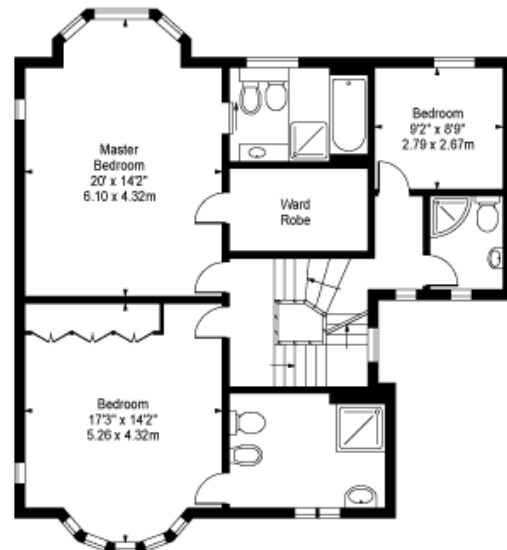
Basement



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 2892 Sq Ft - 268.67 Sq M

(Excluding Restricted Height Area)

For Illustration Purposes Only - Not To Scale

Floor Plan by [www.bpmmediagroup.com](http://www.bpmmediagroup.com)

Ref: No. P54124

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