



Hermitage Lane | London | NW2

Asking price £540,000 | Leasehold

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ADN
RESIDENTIAL

This beautifully presented one-bedroom apartment at Raphis Court features an exceptionally spacious layout in the sought-after Childs Hill/Hampstead borders. Offering 618 sq ft of contemporary living space, the property combines modern design with high-quality finishes throughout.

The apartment is situated on the second floor (with lift) and benefits from a private terrace/balcony accessed directly through floor-to-ceiling glass doors from the open-plan living area, enjoying far-reaching views across Northwest London.

The oversized reception room features bespoke illuminated joinery and elegant herringbone timber flooring, creating a stylish and welcoming living space. The contemporary integrated kitchen is fitted with premium appliances, a built-in dishwasher, and generous countertop space ideal for both everyday living and entertaining.

Additional features include zoned underfloor heating throughout, complemented by a modern air ventilation and extraction system for year-round comfort. The principal bedroom offers floor-to-ceiling built-in wardrobes, while two deep hallway utility closets provide excellent additional storage.

Tenure - Leasehold - 245 Years Remaining
Service Charge: £2,151.19 Per Annum

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- | | |
|-----------------------------|------------------------------------|
| • One Bedroom | • Open Plan Kitchen/Reception Room |
| • Bathroom | • Underfloor Heating |
| • Herringbone Timber Floors | • Private Terrace |
| • Premium Specification | • Lift |
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Council Tax Band: D
EPC: B

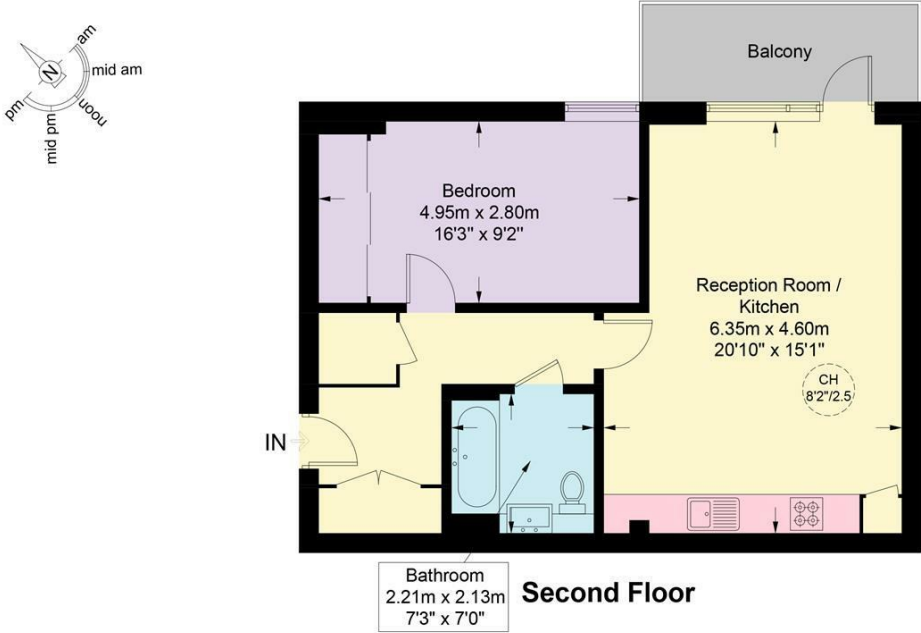




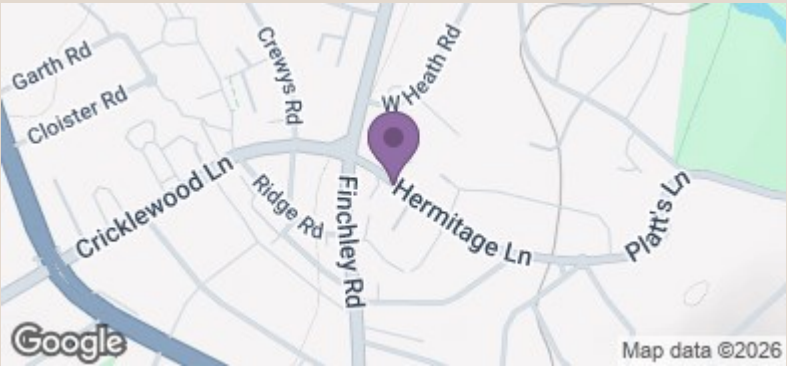


Raphis Court, NW2

Approximate Gross Internal Area = 618 sq ft / 57.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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