

Hermitage Lane
London, NW2

WAYNE & SILVER



The Property

An excellent opportunity to acquire a 2345 sq ft (218 sq m) 4 bedroom 2 bathroom house ready for modernisation to create a stunning home.

As currently arranged the property offers the incoming purchaser a blank canvas while offering excellent original features, including a wonderful 78' south facing rear garden, off-street parking, terrace and garage (which can be converted).

Hermitage Lane is excellently positioned for all of the amenities of Hampstead, West Hampstead and Golders Green and is a short walk away from the green open spaces of Hampstead Heath.

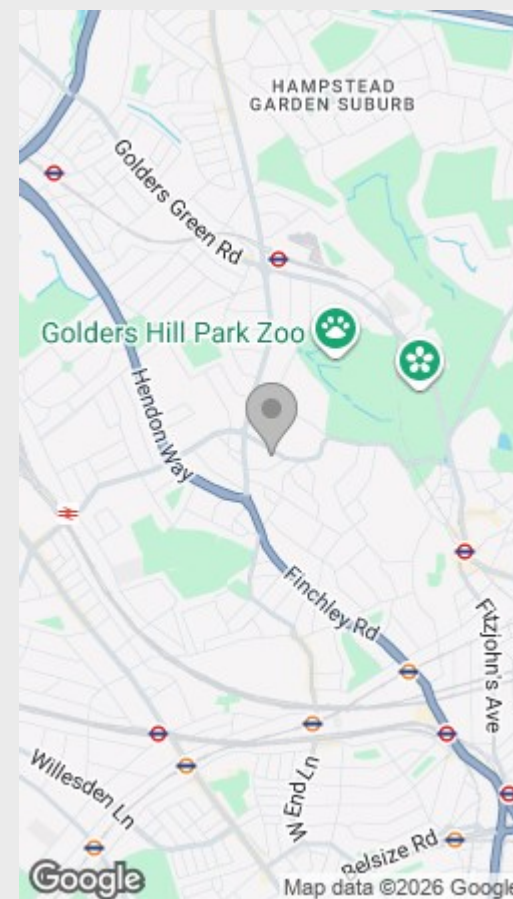
Key Features

- 4 bedroom 2 bathroom
- Off-street parking
- Garage
- Requiring modernisation





Location







WAYNE
& SILVER

Hermitage Lane

£1,600,000

BEDROOMS

4

BATHROOMS

2

INTERNAL

2345.00 sq ft

EPC

D

LOCAL COUNCIL

Barnet

TAX BAND

G

TENURE

Freehold

Floorplan & EPC

£1,600,000

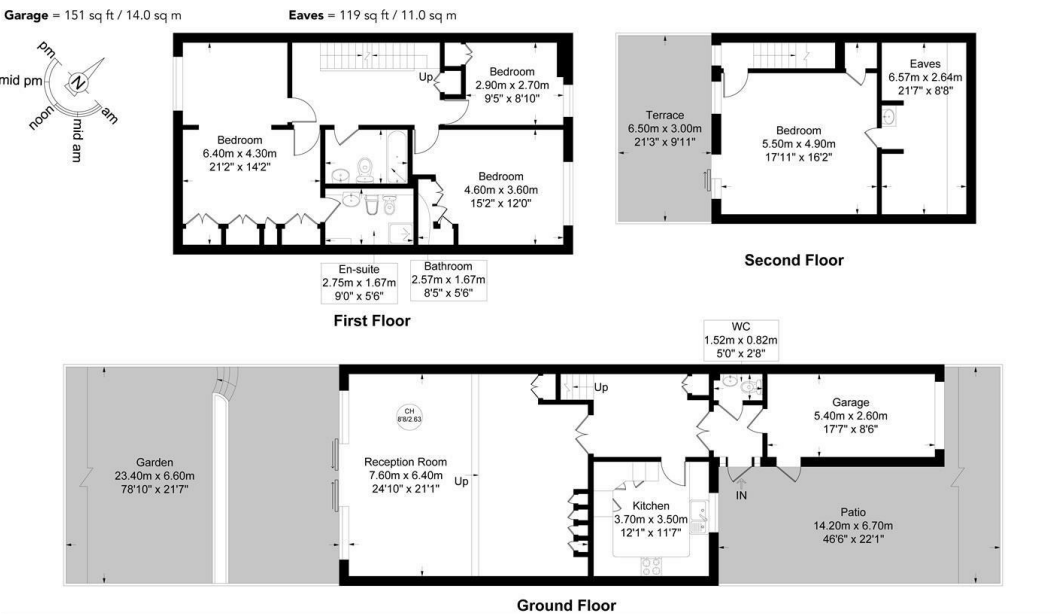
IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

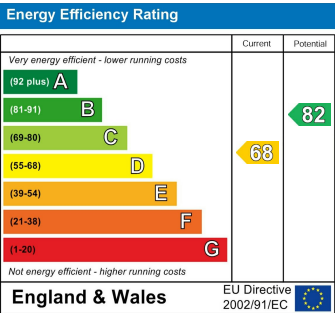
WAYNE
& SILVER

Hermitage Lane, NW2

Approximate Gross Internal Area = 2345 sq ft / 218.0 sq m
(Including Garage & Eaves)



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.



WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

wayne-silver.com

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.