



HUNTERS®
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Hermit Place, London, Kilburn, NW6

Offers In Excess Of £700,000



*** £750 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. ***

This charming three bedroom freehold mews house offers spacious accommodation set over two floors, spanning circa 760 sq ft 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).

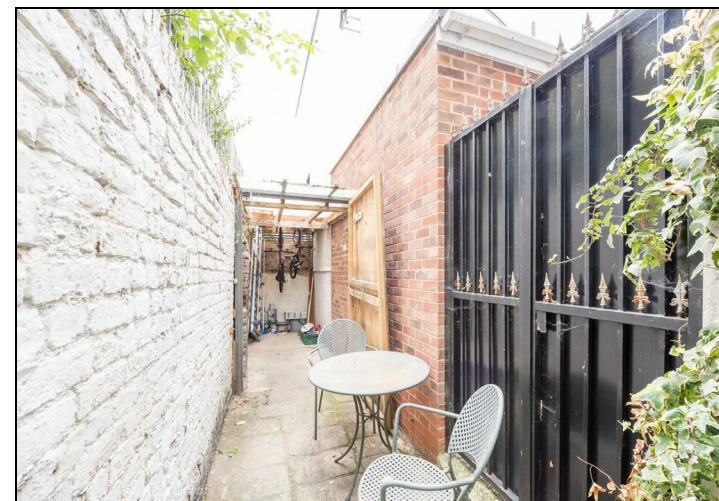
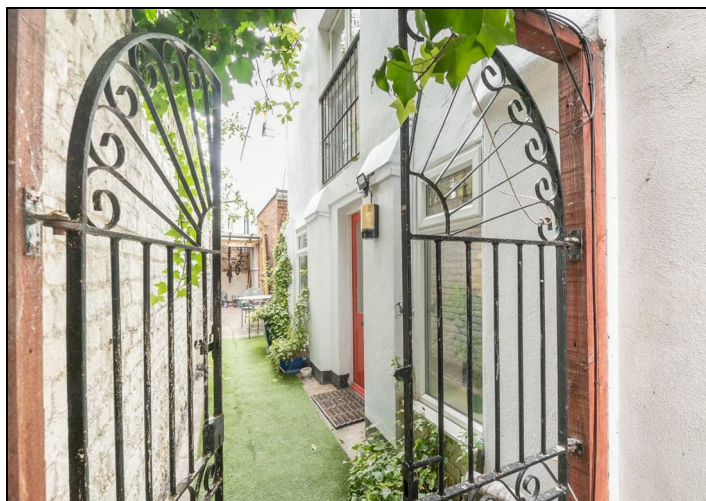
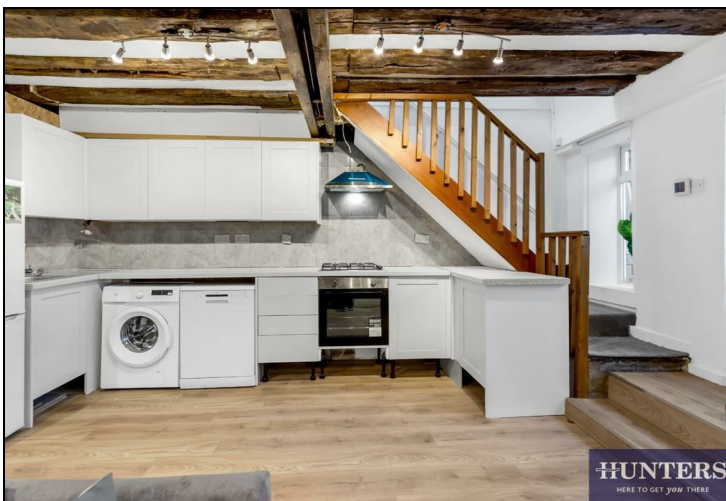
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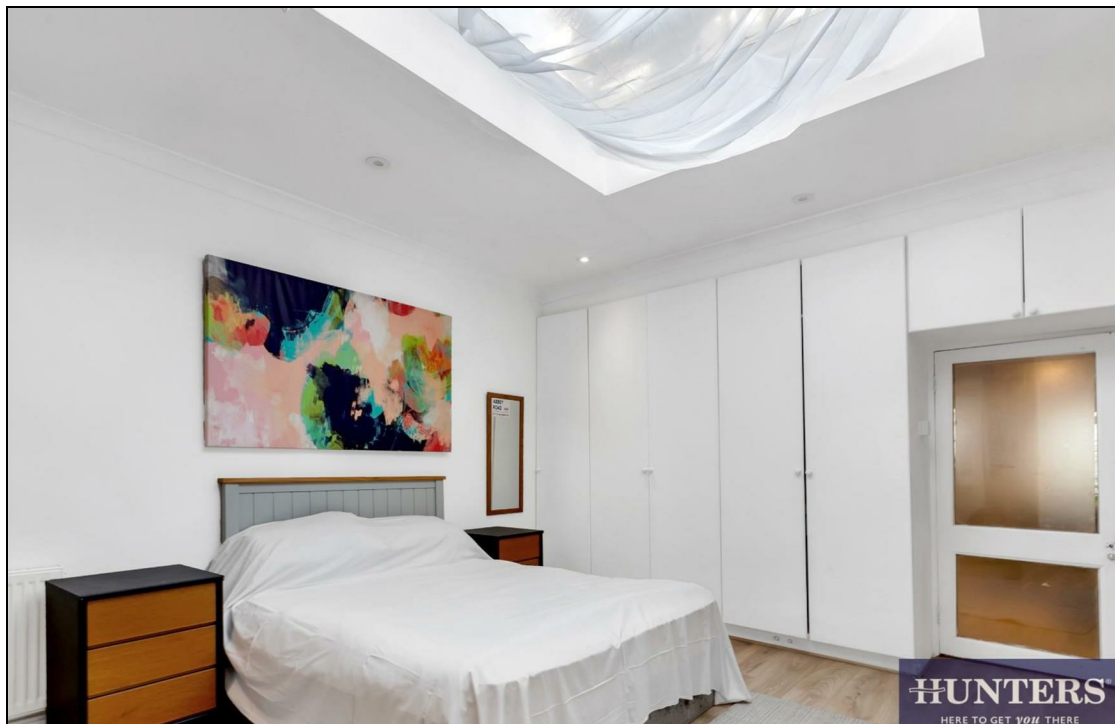
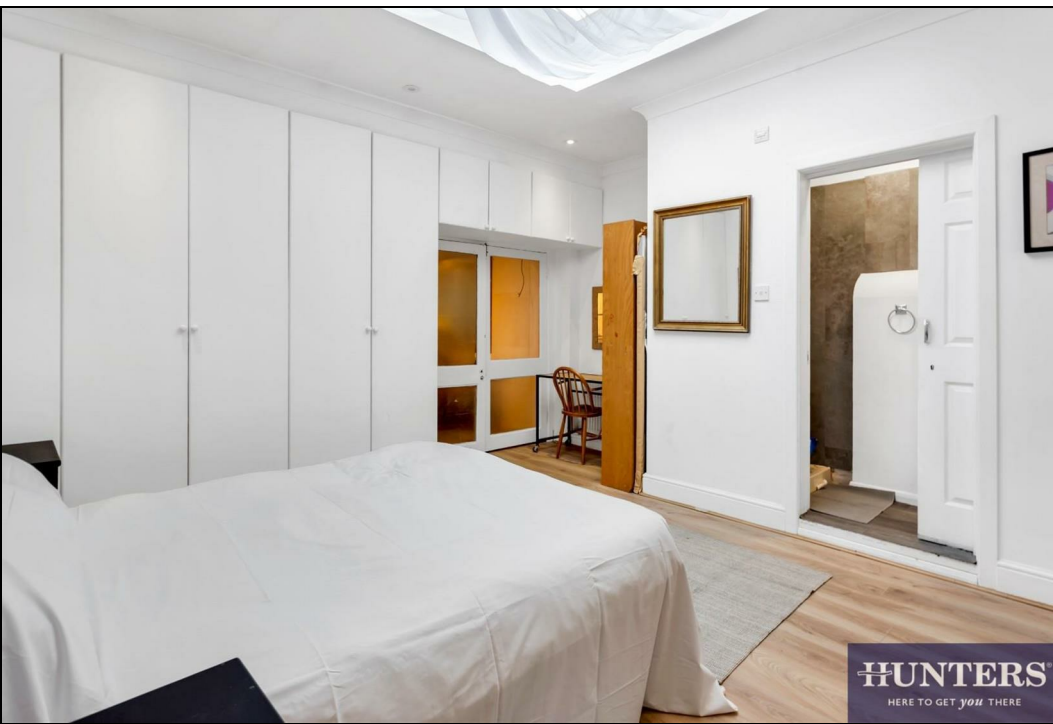
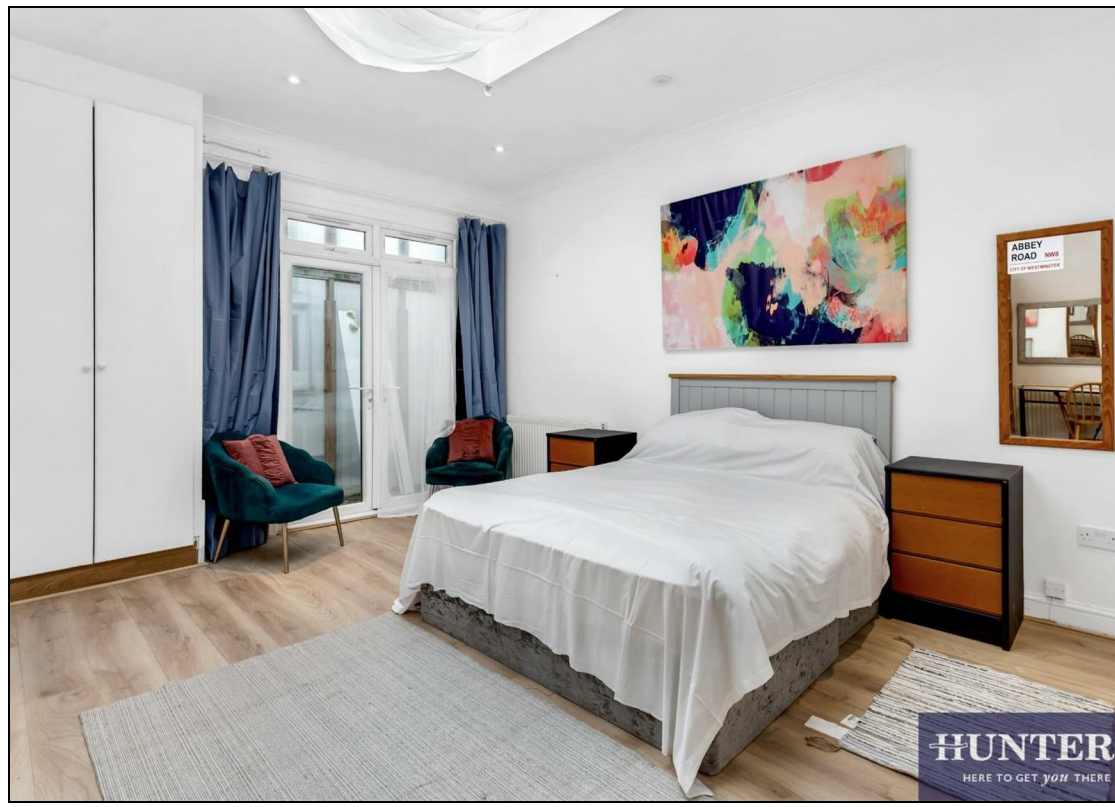


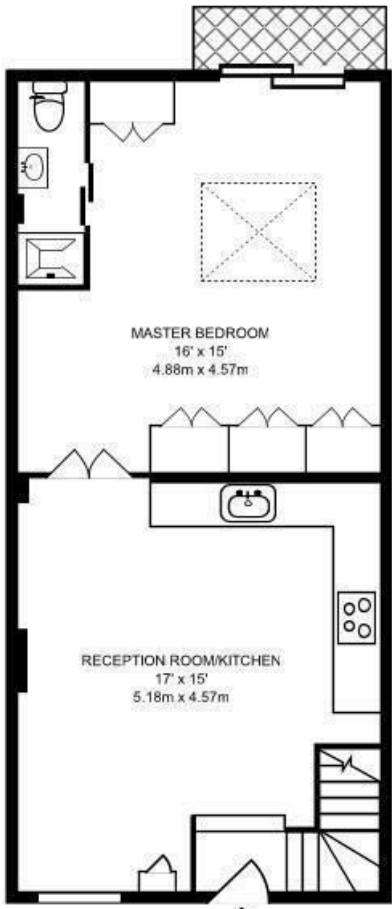
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KEY FEATURES

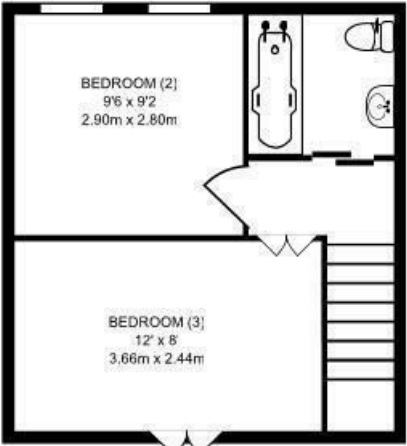
- Three Bedroom Two Bathroom Mews House
- Over 760 sq.ft. of internal living space
- Set in a peaceful cobbled mews street
 - Exposed wooden beams
 - Sold chain-free
 - Freehold house
- Close proximity to West Hampstead and Kilburn High Road amenities



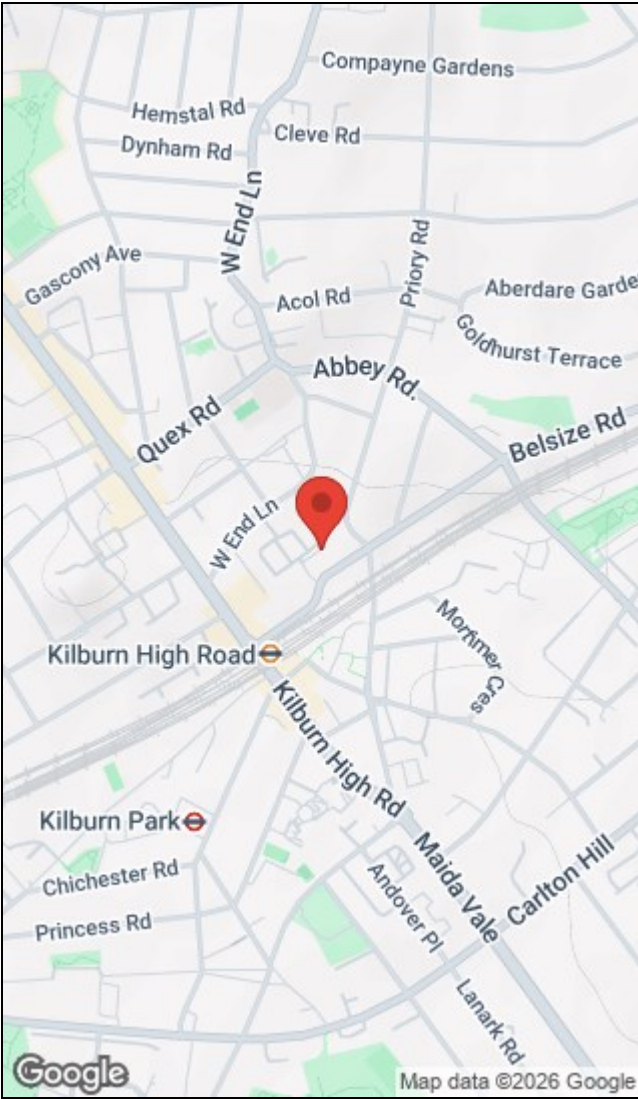




GROUND FLOOR
GROSS INTERNAL FLOOR AREA
496 SQ FT/46.11 SQ M



FIRST FLOOR
GROSS INTERNAL FLOOR AREA
270 SQ FT/25.06 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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