



BRACKNELL GARDENS NW3



OCCUPYING THE ENTIRE GROUND AND GARDEN FLOORS OF A SUBSTANTIAL DOUBLE-FRONTED DETACHED PERIOD RESIDENCE IS THIS ABSOLUTELY STUNNING DUPLEX APARTMENT.

This magnificent home, which extends to approximately 4,500 sq. ft. (418 sq. m.), provides exceptional volume and space over just two floors. The property benefits from private access via the original front door, a beautifully landscaped 50' South West facing garden and separate terrace, plus a passenger lift and off street parking.

Features include an impressive 22' drawing room, plus a grand 33ft reception room and a beautifully appointed 30' kitchen/dining room, both of which provide access to a large terrace, which in turn leads down to the garden.

On the garden level, the indulgent master bedroom is located to the rear and features a sizeable dressing room and beautifully appointed ensuite bathroom. Floor to ceiling sliding doors provide direct access to the garden.

There are two/three further double bedrooms, (two ensuite), and a family bathroom, plus a large utility room, wine cellar and home gym.

Bracknell Gardens is conveniently located within approximately 500m of Hampstead High Street (Northern Line underground) and its vast range of shops, restaurants, cafés and schools. It is also approximately 600m from Finchley Road (Jubilee and Metropolitan Line) and the O2 shopping centre.



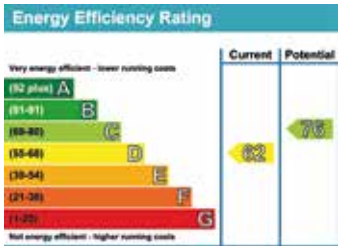
ACCOMMODATION & AMENITIES

- PRIVATE ENTRANCE
- LARGE HALLWAY
- DRAWING ROOM
- STUDY
- GUEST WC
- KITCHEN/DINING ROOM
- RECEPTION/FAMILY ROOM
- MASTER BEDROOM WITH EN SUITE DRESSING ROOM & BATHROOM
- BEDROOM TWO WITH ENSUITE
- BEDROOM THREE WITH ENSUITE
- BEDROOM FOUR
- FAMILY BATHROOM
- GYM
- UTILITY ROOM
- WINE CELLAR
- PASSENGER LIFT
- EXTENSIVE INTERNAL & EXTERNAL STORAGE AREA
- 22' TERRACE
- 52' SOUTH WEST FACING REAR GARDEN
- FRONT GARDEN
- OFF STREET PARKING FOR TWO CARS
- RESIDENTS PARKING
- EPC-D



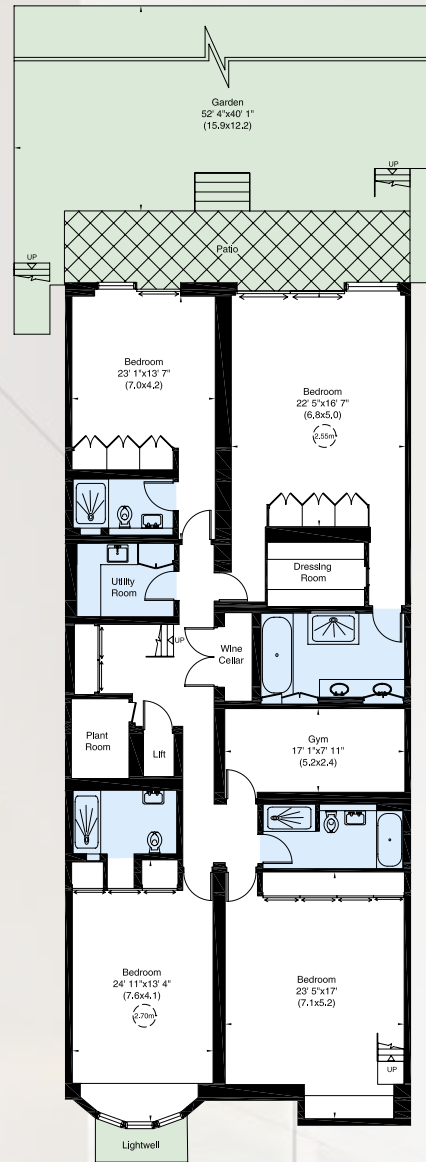
TERMS

Price On Application
Freehold
Sole Selling Agent



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Brochure by **capital group** 020 8671 5448



LOWER GROUND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA (APPROX.)

418 sq m / 4,500 sq ft
Including storage and under 1.5m



**MARCUS
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RESIDENTIAL SALES & ACQUISITIONS

020 7431 0000

28 Church Row, Hampstead, London NW3 6UP
email: info@marcusparfitt.com www.marcusparfitt.com