



BRACKNELL GARDENS, HAMPSTEAD NW3

ARLINGTON
RESIDENTIAL

An elegant and spectacular 2,097 sq ft/195 sq m apartment with a private, secluded, south-facing rear garden.

The flat features a stunning drawing room, 11-foot-high ceilings and occupies the entire ground floor of a detached, double fronted house. Unusually, it includes a self-contained studio and bathroom: ideal as a separate guest suite or a separate work area that, subject to necessary consents, could be incorporated into the main apartment.

Bracknell Gardens is a highly sought after, peaceful, tree lined road very close to Hampstead Heath. The apartment is a short distance (0.8 miles) from the cafes, restaurants and shops of Hampstead Village and a few minutes walk from Finchley Road and West Hampstead with their multitude of shops and transport facilities.

GUIDE PRICE: £2,200,000

Tenure: Share of Freehold - 963 years unexpired

SERVICE CHARGE: Circa £6,000 Per annum (including building insurance)

EPC RATING: E

COUNCIL TAX BAND: G

ARLINGTON

R E S I D E N T I A L

8 Wellington Road, St. John's Wood, London NW8 9SP
info@arlingtonresidential.com

+44 (0)20 7722 3322
arlingtonresidential.com

IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.























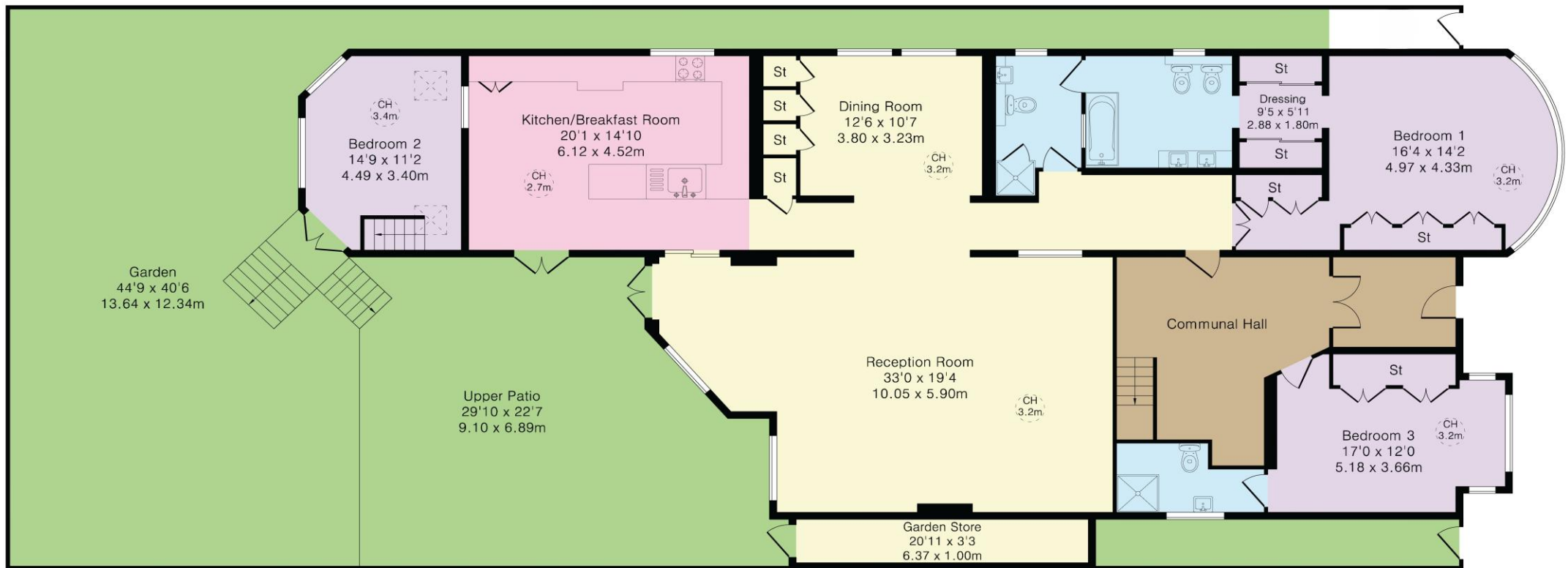




Approximate Gross Internal Area 2097 sq ft - 195 sq m

Garden Area 1812 sq ft – 168 sq m

Patio Area 675 sq ft – 63 sq m



Ground Floor