

SHARE OF FREEHOLD



Apartment

# BRACKNELL GARDENS, HAMPSTEAD, LONDON, NW3 7EE

Asking price  
**£1,749,950**

## FEATURES

- Reception Room
- Kitchen/Breakfast Room
- Principal Bedroom With En-Suite Shower Room
- Three Further Double Bedrooms
- 2 Further Bathrooms
- Roof Terrace & Balcony
- Lift
- Off Street Parking For 2 Cars



**ADN**  
RESIDENTIAL



# 4 Bedroom Apartment located in London

An outstanding four double bedroom duplex apartment arranged over the second and third floors of an impressive semi-detached period residence on Bracknell Gardens, offering a private roof terrace, lift and off street parking for two cars. This spacious home offers flexible living space extending to 1,663 sq ft (154.50 sqm) featuring a beautiful reception room leading to west facing terrace with far reaching views, kitchen/breakfast room, principal bedroom with fitted wardrobes and en-suite shower room, 2nd double bedroom with en-suite shower room, fantastic storage and a balcony, two further bedrooms, family bathroom and a storage room. Bracknell Gardens is ideally located for the boutiques, cafes and restaurants in Hampstead Village (0.6 miles Northern line), the O2 Centre and Finchley Road (0.8 miles Jubilee line).



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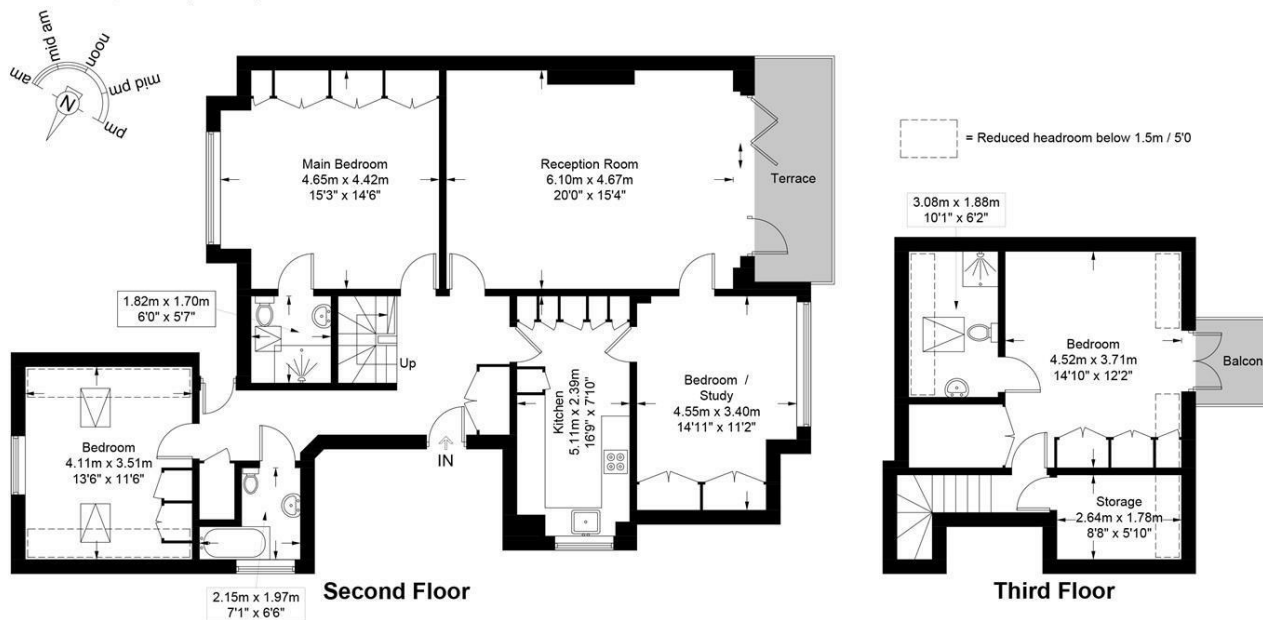
Council Tax Band

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## Bracknell Gardens, NW3

Approximate Gross Internal Area = 1663 sq ft / 154.5 sq m

Restricted Height = 98 sq ft / 9.1sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

