



# Bracknell Gardens

Hampstead, NW3

£7,500 per month  
(£1,730.77 per week)

A fantastic ground and 1st floor 5 bedroom duplex apartment set in this smart gated development boasting direct access to a demised patio garden area and allocated off street parking for 1 car. The property is situated in this excellent location within walking distance to the amenities of Hampstead Village (Northern Line) and within close proximity to Finchley Road (Jubilee Line).

Accommodation comprises a spacious reception room with wood floors leading directly to the patio and garden, modern fully fitted eat in kitchen, guest cloakroom, master bedroom with direct access to the balcony and en-suite shower room, double bedroom with fitted wardrobes and en-suite bathroom, 2 further double bedrooms with fitted wardrobes, family bathroom and ample storage.



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## Hampstead, NW3

- Duplex Apartment on Ground/1st Floors
- 5 Bedrooms
- Set Behind Electronic Gates
- Parking Space
- Situated in Premier Location in Hampstead





**Minimum Term:** 12 months  
**Deposit Required:** £8,653.85  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** G  
**EPC Rating:** C  
**Unfurnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Hampstead Lettings*

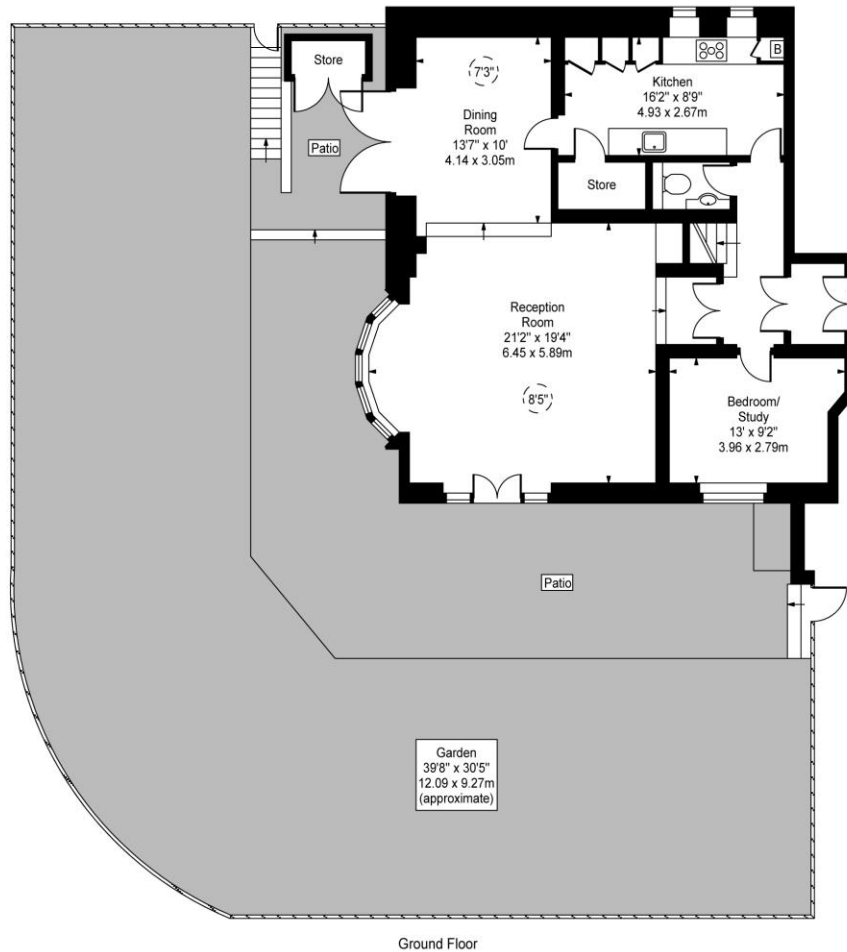
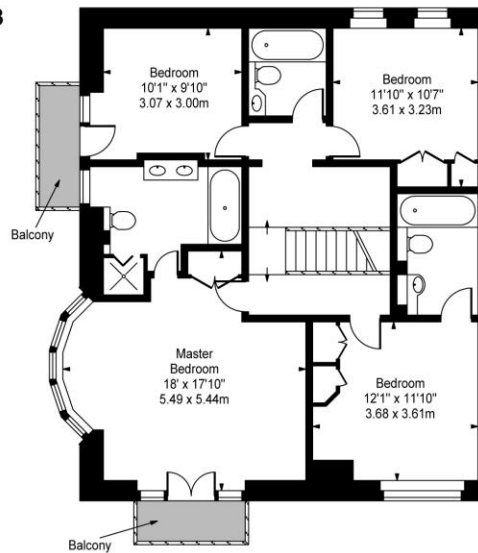
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 Hampstead  
 London  
 NW3 1QH  
 hampstead@chestertons.co.uk  
 02077941125  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
 chestertons.co.uk/property-to-rent/applicable-fees

# Bracknell Gardens, NW3



1 - Ceiling Height



Approx Gross Internal Area **1982 Sq Ft - 184.13 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldens.co.uk

Prepared for Chestertons

Ref. No. 010000K

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