

**Bracknell Gardens,  
Hampstead  
NW3**









This outstanding semi-detached residence is situated on a highly regarded tree lined road in Hampstead.

Spanning approximately 5,689 sq ft this lateral house has original features and is arranged over three floors with generous proportions throughout and benefits from a spectacular principal suite, contemporary Poggenpohl kitchen / breakfast room with bi-folding glass doors leading to beautiful south-west facing rear garden and gated off-street parking. This impressive house comprises; large double reception room, a further reception, kitchen / breakfast room, principal suite with dressing area and bathroom, 6 further double bedrooms, 5 further bathrooms, guest W.C, garden and gated driveway.



*This desirable road in Hampstead is within 700 metres of the vast range of shops, restaurants and cafes on Hampstead High Street along with Hampstead Underground (Northern line) and West End Lane stations (Thameslink and Jubilee lines).*





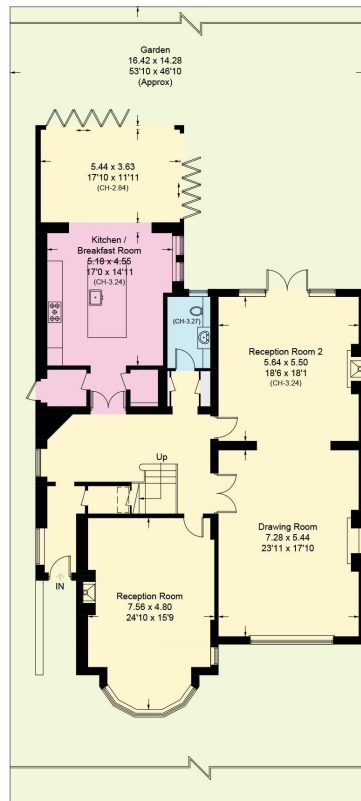
# Bracknell Gardens, NW3

Approximate Area = 528.5 sq m / 5689 sq ft  
(Excluding Void)

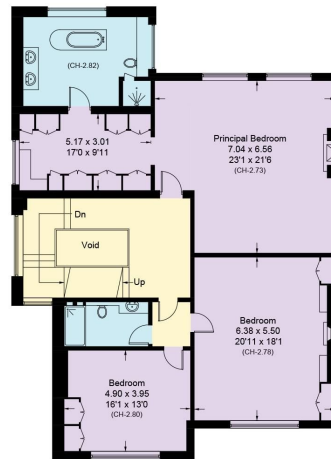
Loft = 78.3 sq m / 843 sq ft

Total = 606.8 sq m / 6532 sq ft

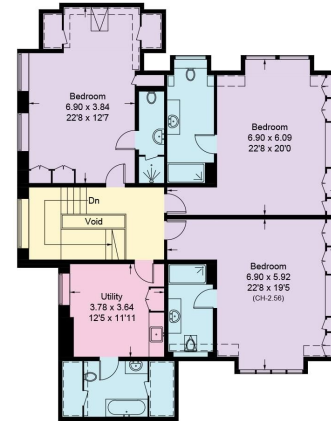
Including Limited Use Area (51.4 sq m / 553 sq ft)



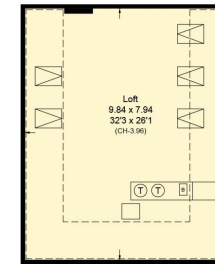
**Ground Floor**  
Approximate Area = 205.4 sq m / 2211 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)



**First Floor**  
Approximate Area = 170.2 sq m / 1832 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)



**Second Floor**  
Approximate Area = 152.9 sq m / 1646 sq ft  
Including Limited Use Area (12.1 sq m / 130 sq ft)



**Loft**  
Approximate Area = 78.3 sq m / 843 sq ft  
Including Limited Use Area (37 sq m / 398 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**We would be delighted to tell you more.**

**Katy Brookes**

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2021. Photographs and videos dated September 2021.

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