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## **Bracknell Gardens Hampstead NW3**

A stunning substantial Edwardian seven/eight bedroom, 5,692 sq ft, semi-detached house, situated on a highly regarded tree-lined road in Hampstead, located on the preferred west side of the road and set back from the street behind a three car secure gated driveway

This substantial lateral property is arranged over three floors with generous proportions throughout and benefits on the ground floor from two intercommunicating reception rooms totaling over 42' in length, plus a 25' informal reception room, 17'x16 kitchen/breakfast room leading into an 18'x12' informal dining/family room with bi-fold doors leading directly on to a west facing 78' lawn rear garden.

The first floor provides a remarkably large master suite comprising bedroom, en-suite bathroom & dressing room, plus two further double bedrooms and a family bathroom, with three/four additional double bedrooms, four further bathrooms and a utility room on the second floor.

We understand from our client that there is also planning consent to extend the loft space to create an additional bedroom and bathroom.

**Guide Price £8,500,000**

**SOLE AGENT**

**Freehold**













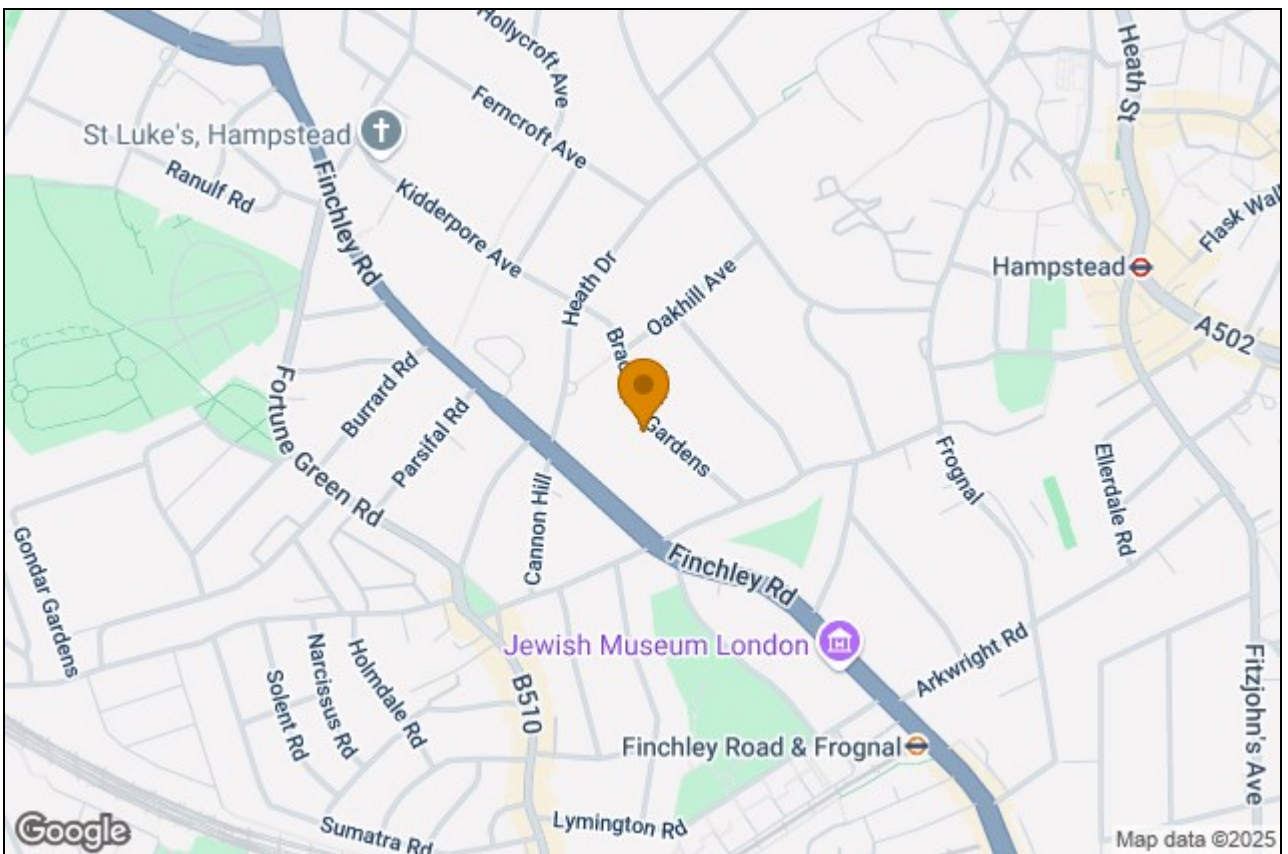




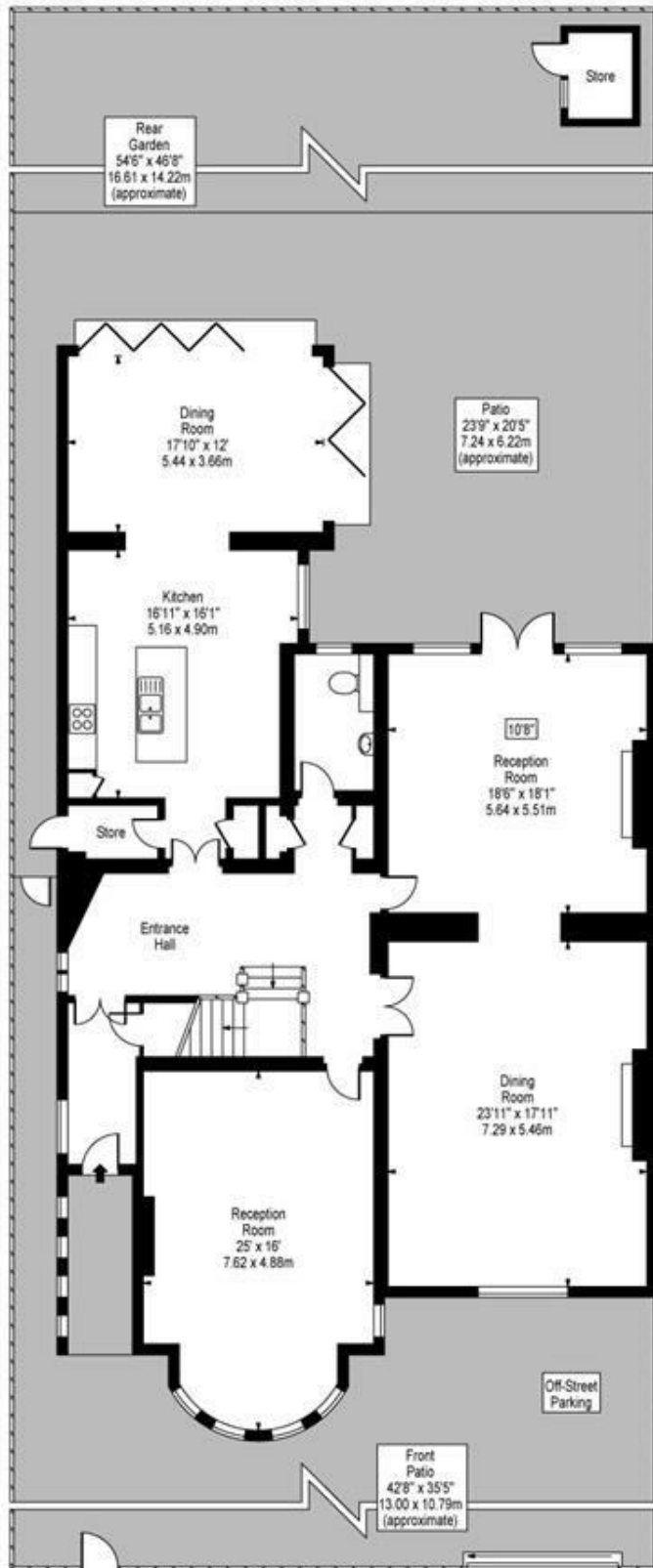




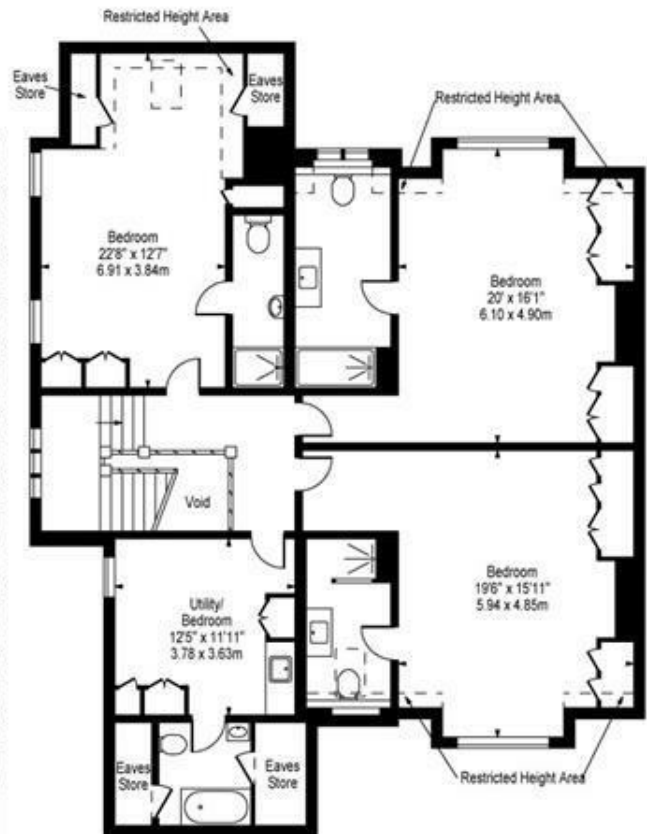




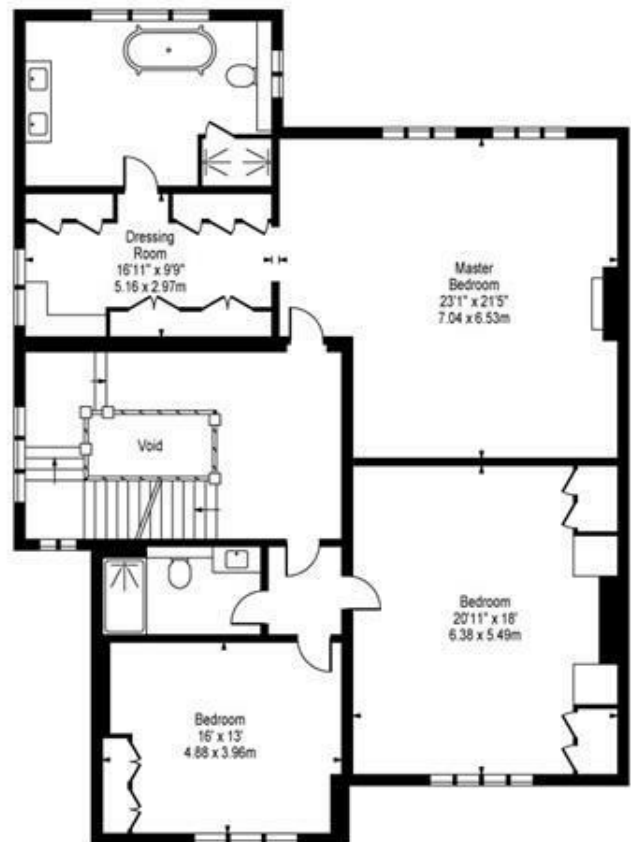
# Bracknell Gardens, NW3



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 5745 Sq Ft - 533.71 Sq M  
(Including Restricted Height Area & Eaves Storage)

Approx Gross Internal Area 5692 Sq Ft - 528.78 Sq M  
(Excluding Restricted Height Area, Eaves Storage & Void)

For Illustration Purposes Only - Not To Scale  
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