



Bracknell Gardens, London **NW3 7EB**

**WAYNE
& SILVER**

Bracknell Gardens, London NW3 7EB

This very charming home offers wonderful lateral and well-balanced living accommodation.

Arranged on the ground floor is a fully fitted kitchen breakfast room including Siemens and Miele appliances, an incredible 29' open-plan reception/dining room with direct access to the patio garden, a good-sized study, and a guest WC.

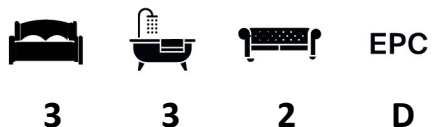
Set out on the lower floor is a stunning principal bedroom suite with a dressing room and en-suite shower room, a second very generous double bedroom with an en-suite bathroom, both of which have French doors opening directly out onto the garden, as well as a third bedroom and separate shower room.

It further offers a private landscaped tiered rear garden, including a patio area, and a recently added summer house complete with underfloor heating and wifi. This idyllic home is perfectly located for the many superb nurseries and schools in the area such as St Margaret's, UCS, South Hampstead, King Alfred's, and Clowns.

Bracknell Gardens is a wide tree-lined street within easy reach of Hampstead Village,

West Hampstead, and Finchley Road, with all their fashionable shops, cafes, restaurants

and many transport links and connections.



Guide price: £2,625,000

Tenure: Leasehold - Share of Freehold

Local Authority: Camden

Council Tax Band: H







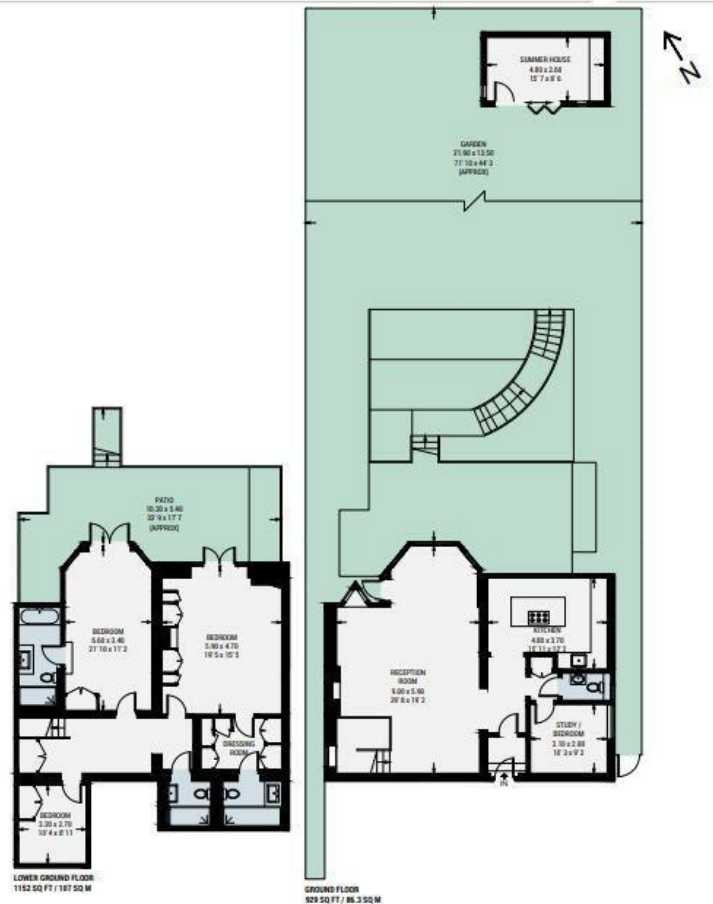


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Approximate Gross Internal Area = 2081 sq ft / 193.3 sq m

Summer House = 133 sq ft / 12.4 sq m

Total = 2214 sq ft / 205.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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