

# Bracknell Gardens

London, NW3

WAYNE & SILVER



# The Property

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A beautiful three bedroom, two bathroom ground floor garden flat extending to approximately 1,514 sq ft (140.68 sq m).

Rich in period features and character, this impressive apartment forms part of a classic Victorian conversion. The accommodation opens with a welcoming entrance offering ample storage and a guest WC, leading through to a stunning 22-foot kitchen/dining room featuring an attractive bay window.

An exceptional 23-foot reception room provides a wonderful entertaining space, complete with a fireplace, ornate corning, and impressive high ceilings. From here, doors open onto a raised balcony, ideal for relaxing and offering direct access to the outstanding 55-foot private garden.

The hallway continues to the bedroom accommodation, where the principal bedroom is positioned to the rear and benefits from an en-suite bathroom and a further raised balcony, again providing access to the garden. Two additional versatile bedrooms and a family bathroom complete the internal layout.

This truly exceptional flat is situated on Bracknell Gardens, NW3, ideally located for a variety of transport links, including Hampstead Underground station (Northern Line), Finchley Road stations (Overground, Jubilee and Metropolitan Lines), and the wide open green spaces of Hampstead Heath.

Further benefits include a share of freehold and the property is offered chain free.

# Key Features

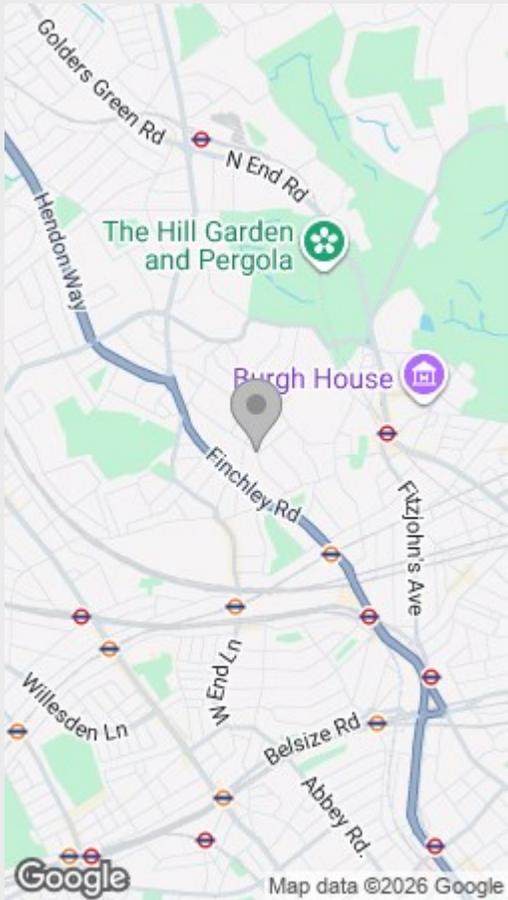
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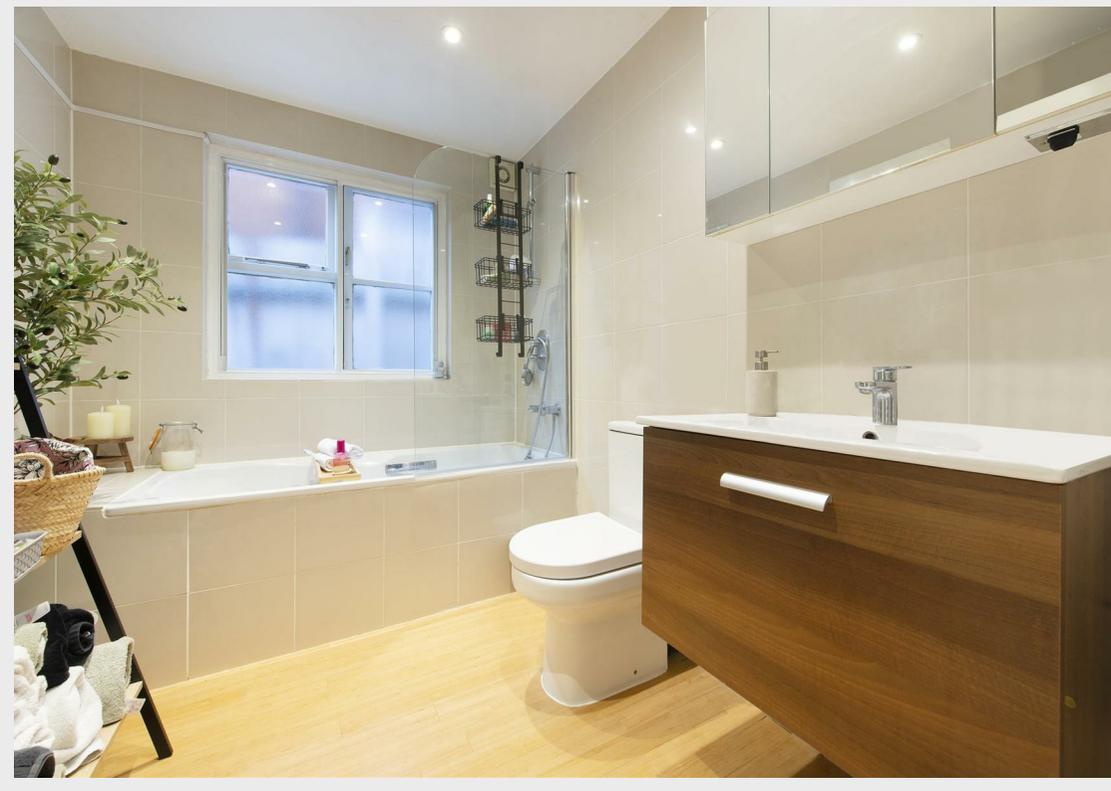
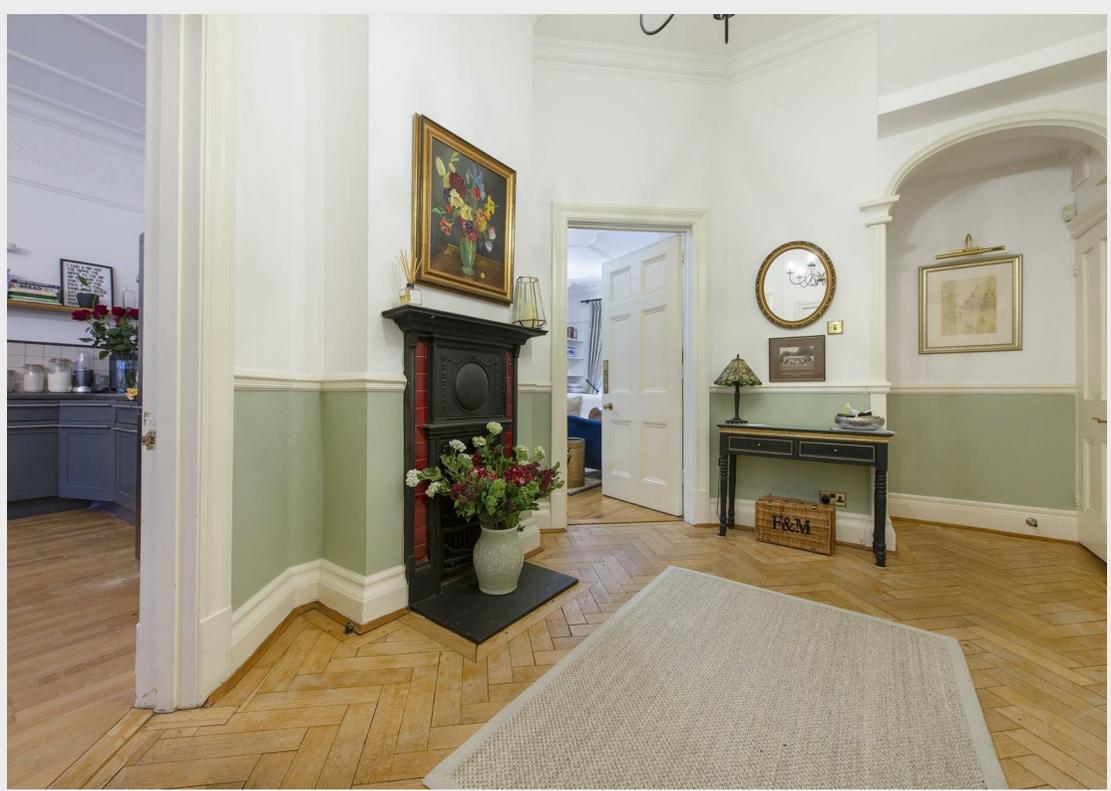
- 3 bedroom, 2 bathroom garden apartment
- Superb 55' private rear garden
- 1514 sq ft / 140.68 sq m
- Raised balconies leading to garden
- Classic period features
- Chain free





# Location





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## Bracknell Gardens

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£1,775,000

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BEDROOMS

3

BATHROOMS

2

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INTERNAL

1514.00 sq ft

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EPC

E

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LOCAL COUNCIL

Camden

TAX BAND

G

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TENURE

Share of Freehold

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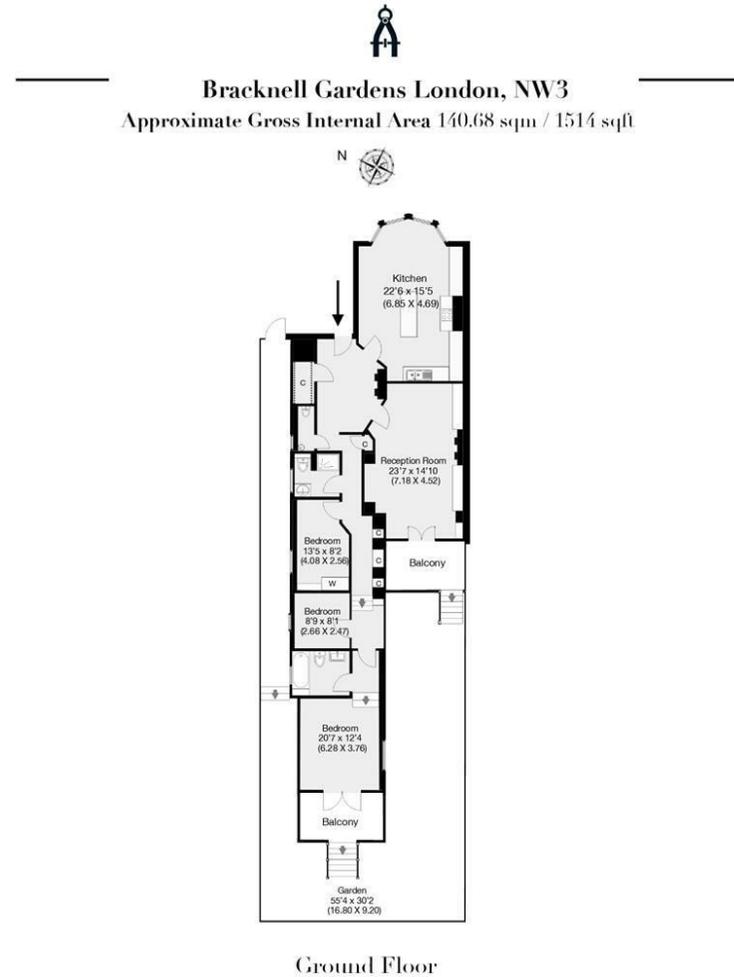
# Floorplan & EPC

£1,775,000

## IMPORTANT INFORMATION

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property quoted on this plan and any figures given in this guidance only and should be treated as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	66
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# WAYNE & SILVER

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