

BRACKNELL GARDENS

Hampstead NW3





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Accommodation and Amenities

Master bedroom with lounge, dressing room and en-suite bathroom ♦ Six further bedrooms (all en-suites) ♦ Four kitchens ♦ Guest WC ♦ Six reception rooms ♦ Cinema ♦ Study ♦ Wine cellar ♦ Pool room ♦ Gym ♦ Spa ♦ Steam room ♦ Staff quarters ♦ Private parking ♦ 12,467 sq ft

Description of property

The exceptional accommodation features a galleried entrance hall, a double 'L' shaped drawing room, large dining room, study, family room, large office, luxury fully fitted kitchen/ breakfast room, cinema room, separate second kitchen, attractive glass fronted wine cellar. The leisure complex includes a swimming pool, gym, steam room and changing facilities. Principal bedroom suite, five further bedroom with en-suites,

separate nanny's bedroom (en-suite), three further staff bedrooms, two shower rooms, staff kitchen, lift (all four floors), integral garage and off street parking for ten cars behind electric gates.

Situation

The house is within 770m of the shops and transport facilities of Hampstead Village and the O2 shopping and cinema centre is within 925m.

Terms

Price

**£15,000 Per Week
Subject to Contract**





Additional Features

Lutron and Crestron electronic systems throughout the house ♦ Sonos Music System throughout the house ♦ Underfloor heating, airconditioning and fresh air circulation throughout the house ♦ Video entryphone system ♦ Bespoke 2.4 meter doors ♦ Eggersmann high end German kitchen with Gaggenau equipment and ceiling mounted hob with external motors for noiseless operation ♦ Separate Eggersmann prep kitchen including a separate walk in cool room ♦ Hard wooden Flooring ♦ Terrace overlooking the garden with 10m automated awning and Sonos Audio on the Terrace and Garden ♦ Swimming pool with two waterfalls and jet stream ♦ Gym looking into the garden and one fully mirrored wall ♦ Velvet paneled sound proof, high end Cinema room with triad speakers and 100" screen







Bracknell Gardens, London NW3



APPROX. SCALE
0 1 2 3 4 5 10PI
0 1 2 3M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notices on the last page of text of the Particulars.

Energy Efficiency Rating		Current	Maximum
Very energy efficient	Best energy rating		
A			
B			
C			
D			
E			
F			
G			
Not energy efficient	Worst energy rating		
England, Scotland & Wales			

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Approx plot area:
1500 sq.m / 0.37 Acres



APPROX SCALE
0 1 2 3M
0 1 2 3M

Floor Plans produced by
Proplan
0484 842925

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