

# BRACKNELL GARDENS

HAMPSTEAD NW3





## Eight-bedroom detached home on Bracknell Gardens, Hampstead

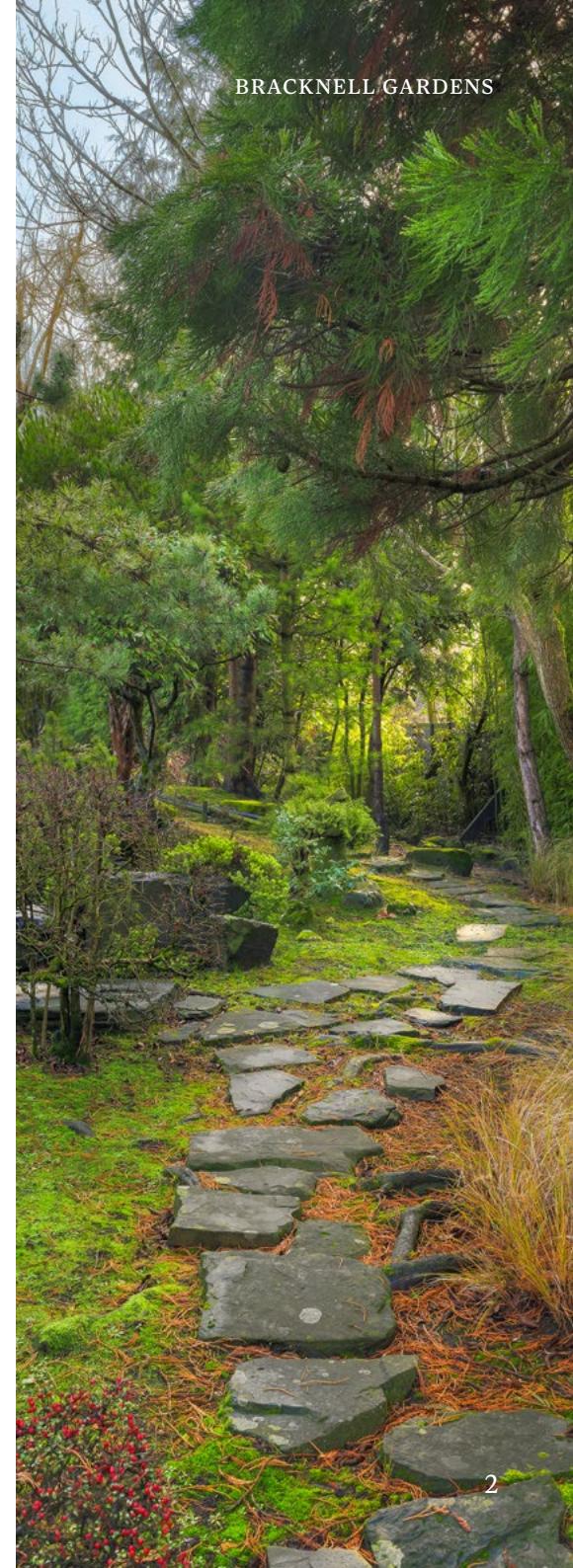
Set behind private gates on Bracknell Gardens, NW3, this substantial detached residence occupies a private half-acre plot close to Hampstead Village. Held by the same family for over 45 years, the house combines classical country house proportions with a rare Japanese architectural element: an authentic Japanese Pavilion of circa 1,300 sq ft, arranged with a mezzanine and positioned to engage directly with the garden and koi carp pond.

The accommodation is arranged laterally across three floors and has been meticulously maintained to a high standard. A grand entrance hall leads to a well-balanced sequence of reception rooms suited to both formal entertaining and everyday family life. The first floor provides four principal suites, each with dressing rooms and bathrooms, while the second floor adds further bedrooms, a large study, and additional bathrooms.

Outside, the landscaped garden extends to approximately 120 ft and includes a substantial koi carp pond that forms the centrepiece of the grounds. A carriage drive provides ample parking alongside garaging for three cars.

### Key features

- Private gated half-acre plot close to Hampstead Village
- Double glazed throughout
- Authentic Japanese Pavilion of circa 1,300 sq ft with mezzanine
- Landscaped garden of approximately 120 ft
- Substantial koi carp pond
- Carriage drive with ample off-street parking
- Garaging for three cars plus gardener's store





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The property's stand-out element is the authentic Japanese Pavilion, which opens onto a meticulously landscaped garden extending approximately 120 ft and featuring a koi carp pond. Additional amenities include a self-contained studio, a triple garage, and a gated driveway.



## Location

Bracknell Gardens is well placed for Hampstead Village's independent shops, cafés and restaurants, as well as Hampstead Heath. Hampstead (Northern Line) and Finchley Road (Jubilee and Metropolitan Lines) provide direct links across London..

## Accommodation

### Ground floor

- Grand entrance hall
- Drawing room
- Dining room
- Family room
- Breakfast room
- Kitchen
- Utility room
- Japanese pavilion

### First floor

- Principal bedroom suite with dressing room and en suite bathroom
- Three further bedroom suites, all with dressing rooms and bathrooms

### Second floor

- Three further bedrooms
- Large study
- Two bathrooms

Approximate Gross  
Internal Area

8,264 sq ft  
767.8 sq m

Restricted Height

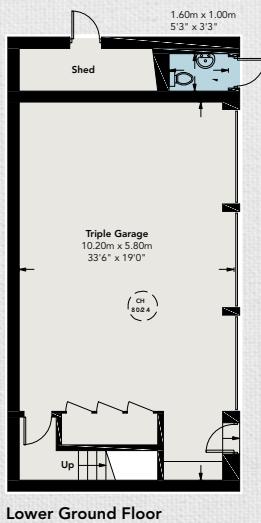
180 sq ft  
16.7 sq m

Studio

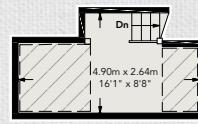
1,227 sq ft  
114.0 sq m

Triple Garage / Shed / WC

708 sq ft  
65.8 sq m



Lower Ground Floor



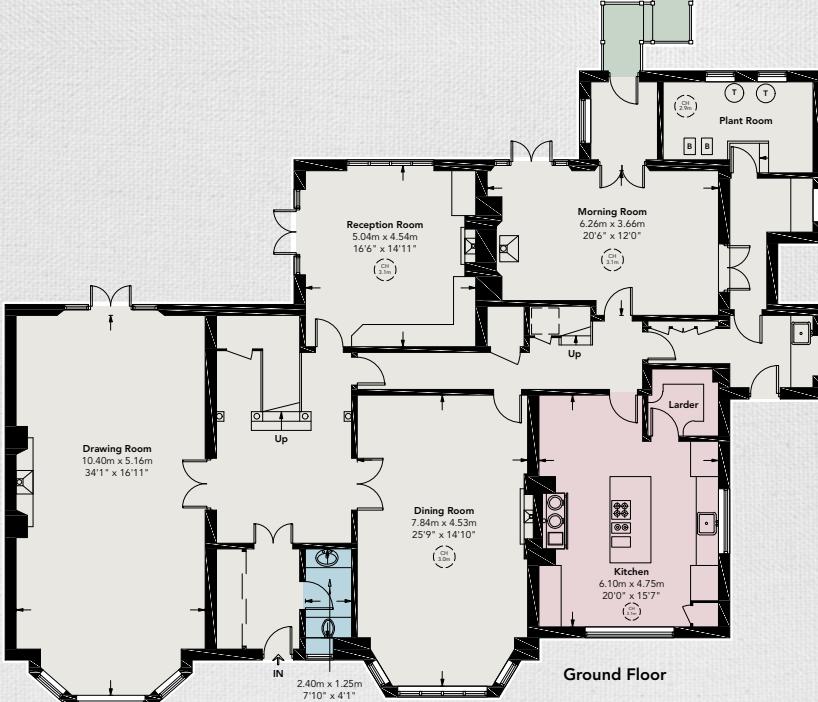
Studio - Mezzanine



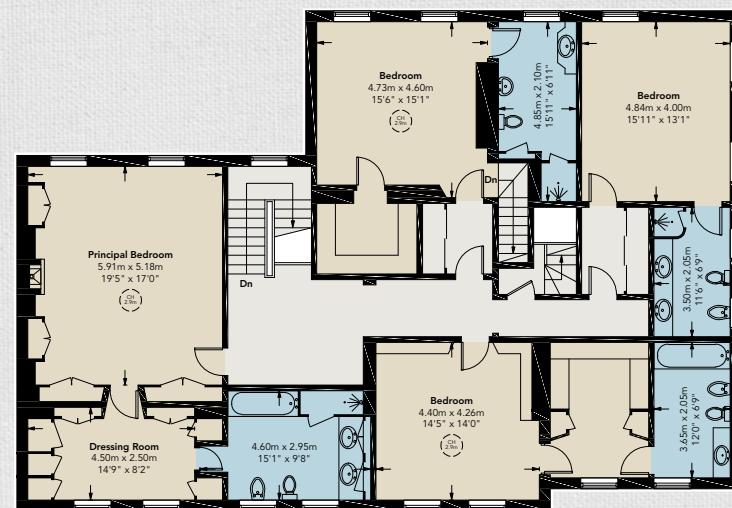
Studio - Ground Floor



Second Floor



Ground Floor



First Floor

Hatched Area: Under 1.5m  
CH: Ceiling height

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

This floor plan was supplied to The Brochure by Beauchamps Estates



0.48 Acre

**Tenure**  
Freehold

**Guide Price**  
£11,250,000

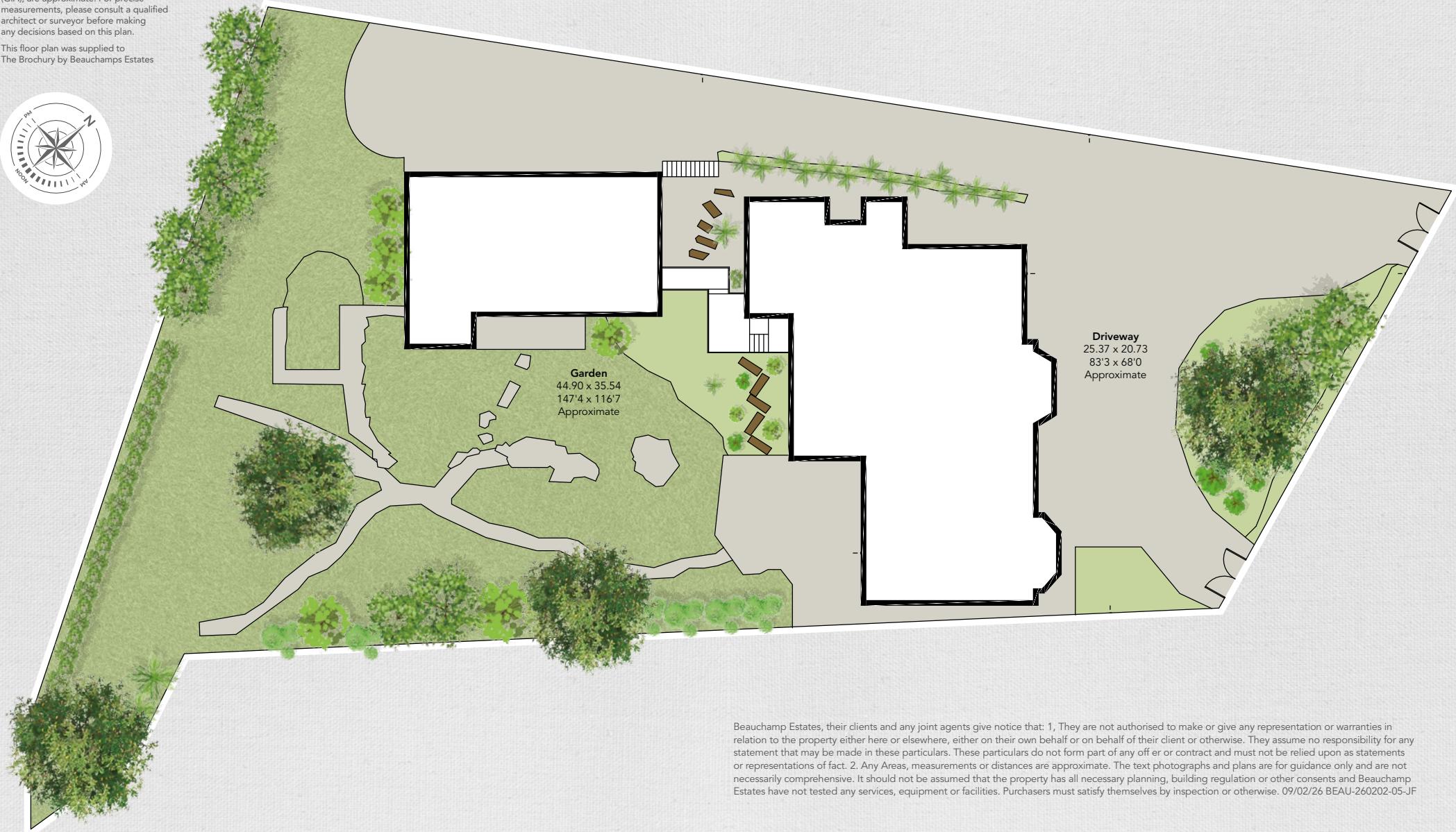
**Council Tax**  
Band H

**Local Authority**  
Camden

**EPC**  
Rating D

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