

Bracknell Gardens

London, NW3

WAYNE & SILVER

The Property



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 hallway 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 cornicing, 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.

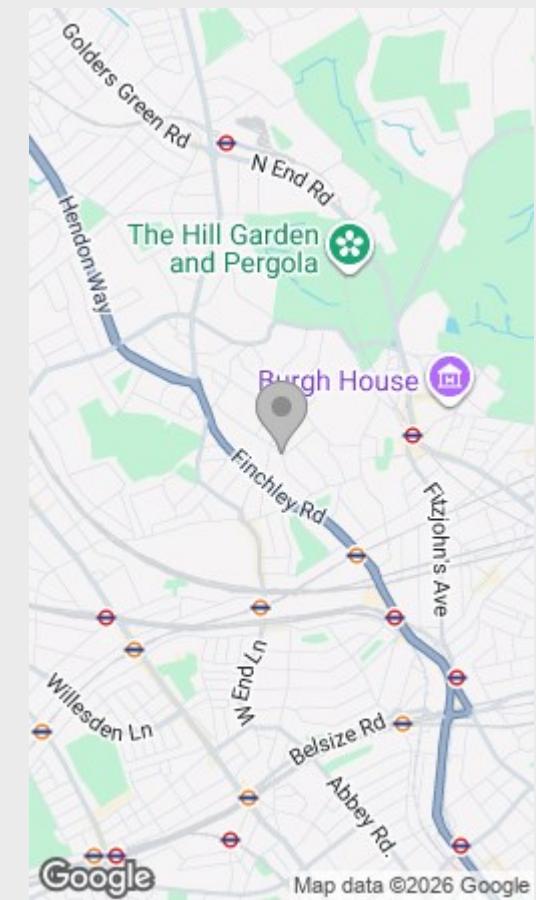
Key Features

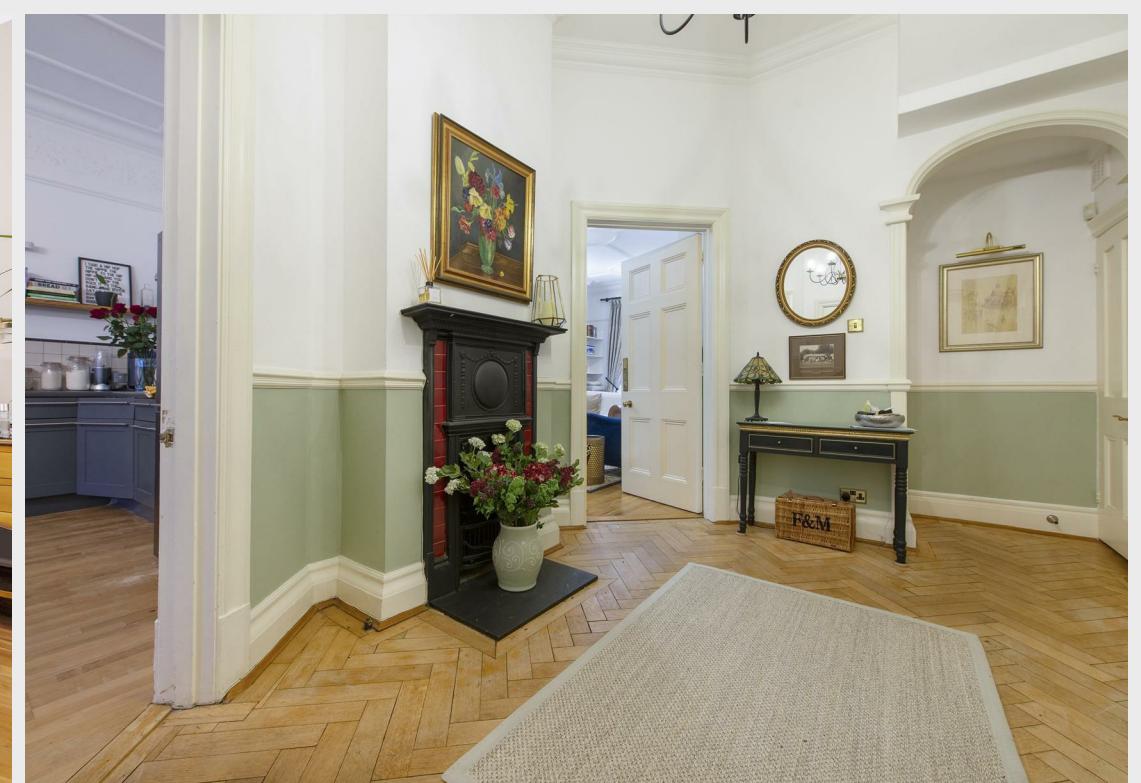
- 3 bedroom, 2 bathroom garden apartment
- Superb 55' private rear garden
- 1514 sq ft / 140.68 sq m
- Raised balconies leading to garden
- Classic period features
- Chain free





Location





Bracknell Gardens

£1,775,000

BEDROOMS BATHROOMS

3 2

INTERNAL

1514.00 sq ft

EPC

8

LOCAL COUNCIL

Camden

TAX BAND

G

TENURE

Share of Freehold

Floorplan & EPC

£1,775,000

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE
& SILVER**



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Approximate Gross Internal Area 140.68 sqm / 1514 sqft



Ground Floor

THIS FLOOR PLAN IS PRODUCED FOR WAYNE & SILVER SUBMITTED BY **ARCHIMEDIA** web: www.archi-media.co.uk

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 information purposes only and should be used as such by any prospective buyer or lessee. Specifically no guarantee is given on the gross internal area and the property is quoted off this plan and only against ground floor areas for any other areas or levels to be added.

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

WAYNE & SILVER

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