



Bracknell Gardens | London | NW3

Asking price £1,695,000 | Share of Freehold

 4  3  1  D

ADN
RESIDENTIAL

A beautiful four double bedroom duplex apartment arranged over the second and third floors of an impressive semi-detached period residence on Bracknell Gardens, offering a private roof terrace, lift and off street parking for two cars. This spacious home offers flexible living space extending to 1,663 sq ft (154.50 sqm) featuring a beautiful reception room leading to west facing terrace with far reaching views, kitchen/breakfast room, principal bedroom with fitted wardrobes and en-suite shower room, 2nd double bedroom with en-suite shower room, fantastic storage and a balcony, two further bedrooms, family bathroom and a storage room. Bracknell Gardens is ideally located for the boutiques, cafes and restaurants in Hampstead Village (0.6 miles Northern line), the O2 Centre and Finchley Road (0.8 miles Jubilee line).

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- Reception Room
 - Principal Bedroom With En-Suite Shower Room
 - 2 Further Bathrooms
 - Lift
 - Kitchen/Breakfast Room
 - Three Further Double Bedrooms
 - Roof Terrace & Balcony
 - Off Street Parking For 2 Cars
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Council Tax Band: G
EPC: D



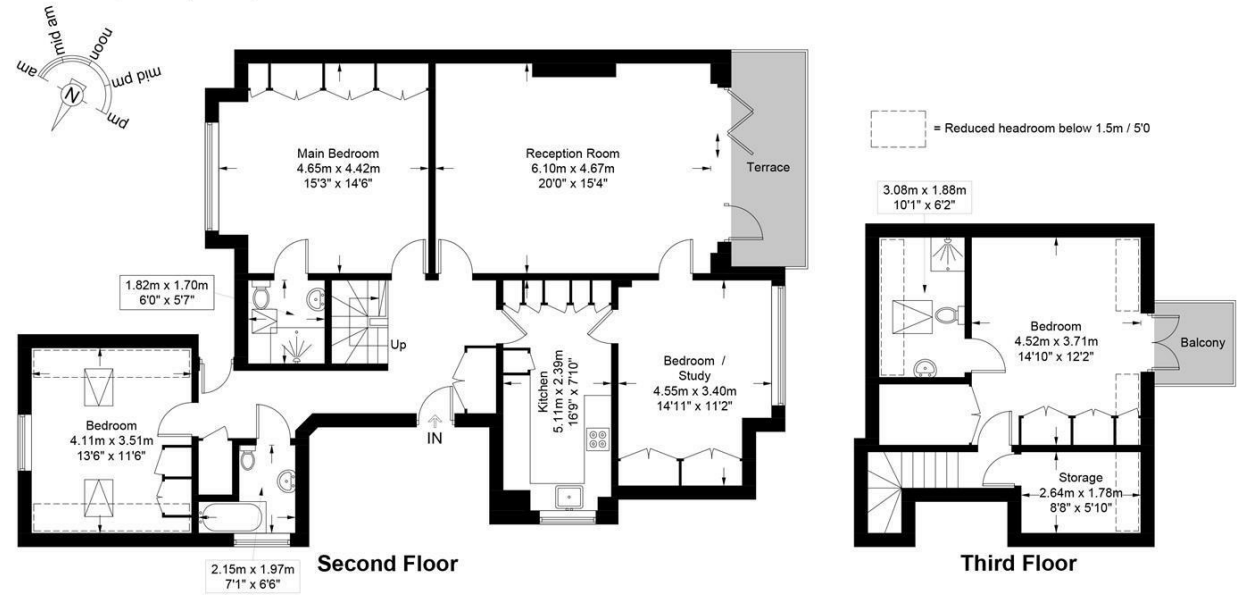




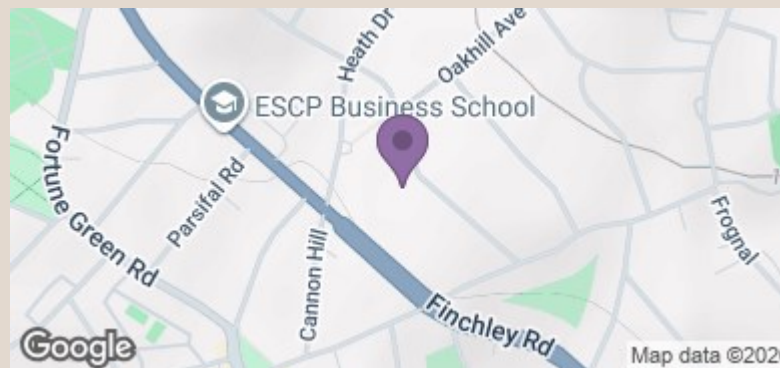
Bracknell Gardens, NW3

Approximate Gross Internal Area = 1663 sq ft / 154.5 sq m

Restricted Height = 98 sq ft / 9.1sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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