



## Bracknell Gardens | London | NW3

£5,700 Per month |

 3  2  1  C

**ADN**  
RESIDENTIAL

Set within an attractive period property, this impressive 1,770 sq ft first-floor apartment offers exceptionally spacious lateral accommodation together with access to a private garden.

The property is centred around a generous reception room with a prominent bay window, complemented by a separate fitted kitchen and useful utility room. There are three well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, alongside a further family bathroom and a separate study, ideal for home working.

High ceilings, excellent room proportions, fitted storage and large windows create a bright and elegant feel throughout, while the period setting adds further character.

Bracknell Gardens is ideally positioned for the shops, cafés and restaurants of Hampstead Village, with Hampstead Underground Station providing Northern Line connections. Finchley Road is also within easy reach, offering further shopping facilities and access to the Jubilee and Metropolitan Lines.

Council Tax: Camden – Band H  
Security Deposit: £7,892.28  
Holding Deposit: £1,315.38  
Deposits shown are based on an Assured Periodic Tenancy Agreement.

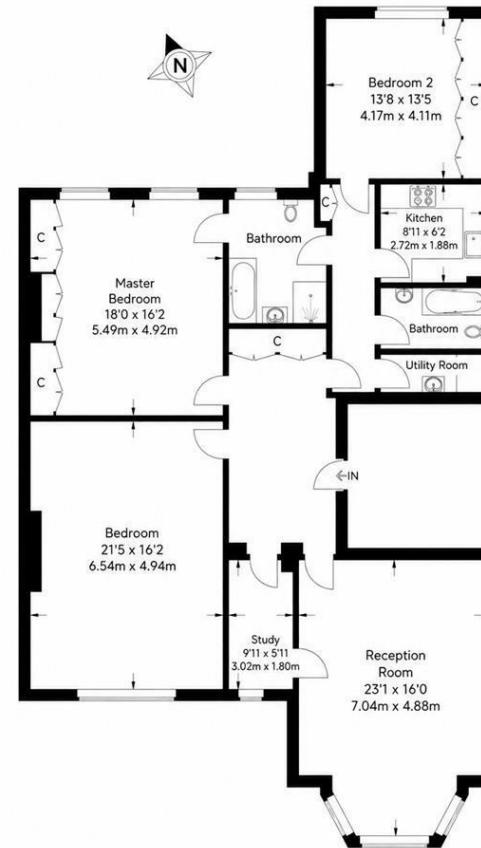
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- |                  |                  |
|------------------|------------------|
| • Three Bedrooms | • Reception Room |
| • Kitchen        | • Study          |
| • Two Bathrooms  | • Utility Room   |
| • Water Included | • Private Garden |
- 

Council Tax Band: H  
EPC: C

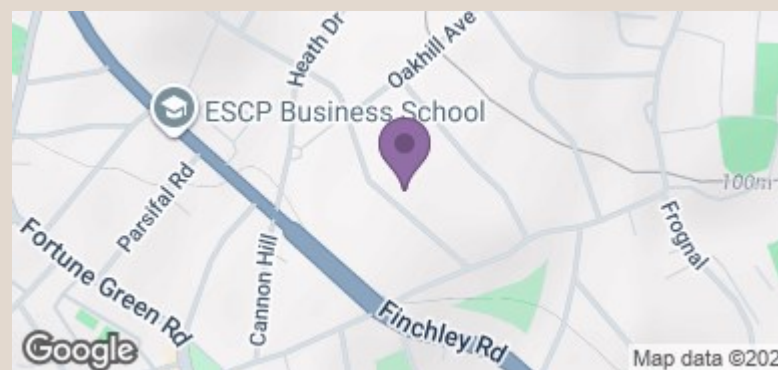




## Bracknell Gardens, NW3



First Floor  
164.4 sq m / 1770 sq ft



| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 69      | 83        |
| EU Directive 2002/91/EC                     |   |         |           |

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