



# BRACKNELL GARDENS

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HAMPSTEAD, LONDON, NW3





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THIS ELEGANT RESIDENCE ON BRACKNELL GARDENS  
OFFERS AN IMPRESSIVE 515.78 SQ M/5,552 SQ FT  
OF BEAUTIFULLY PROPORTIONED LIVING SPACE,  
COMBINING PERIOD CHARM WITH  
MODERN COMFORTS.





## ACCOMMODATION

- 2 Reception Rooms
- Dining Room
- Kitchen/Breakfast Room
- Principal Bedroom with En-Suite Bath/Shower Room & Dressing Room
- 5 Further Bedrooms (3 with En-Suite Shower Rooms)
- Family Bathroom
- Family Shower Room
- Utility Room
- Guest Cloakroom

## AMENITIES

- Loft with planning consent to create an additional 65 sq m/700 sq ft of accommodation
- 73' x 46' Landscaped South West Facing Rear Garden













The property boasts wonderful ceiling heights and an abundance of natural light throughout, accentuating the grandeur of its expansive reception rooms and providing an exceptional sense of space.



The generous lateral layout makes for seamless family living, with formal and informal entertaining spaces effortlessly flowing onto a superb landscaped rear garden, a rare find in this sought-after location.

Set behind private gates, the home benefits from a spacious driveway accommodating 2- 3 cars, enhancing its exclusivity and convenience



















The property further benefits from a loft with planning consent to create an additional 65 sq m/700 sq ft of accommodation.





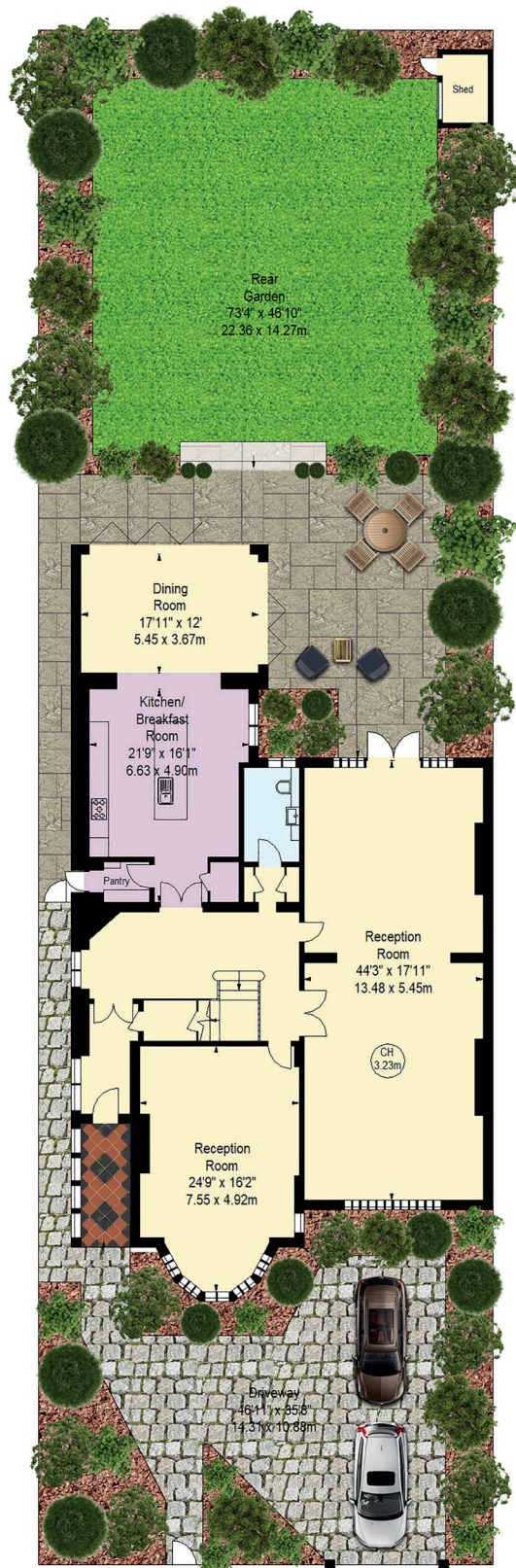
Bracknell Gardens is a prestigious tree-lined road in Hampstead, known for its grand homes and village-like atmosphere.

The property is within easy reach of Hampstead Underground station (Northern Line) and Finchley Road Under Ground Station (Jubilee & Metropolitan Lines), providing swift access to the West End, City, and Canary Wharf.



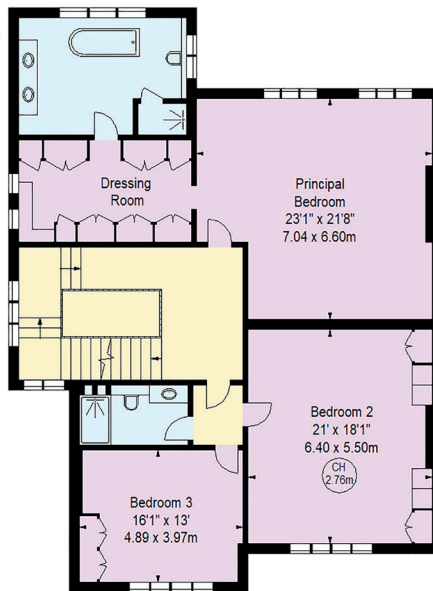




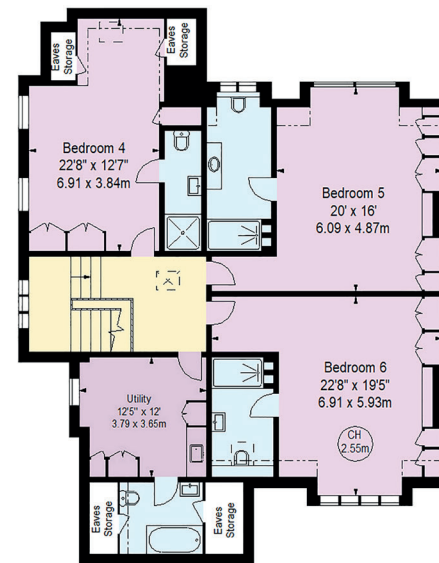


GROUND FLOOR

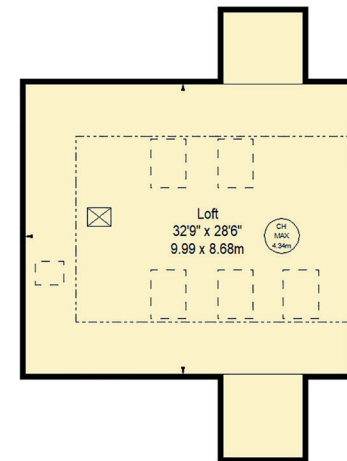
Key :  
CH - Ceiling Height



FIRST FLOOR




SECOND FLOOR



LOFT

BRACKNELL GARDENS, HAMPSTEAD, NW3  
Approximate gross internal area  
515.78 sq m / 5,552 sq ft  
(Excluding Eaves Storage, Restricted Height Under 1.5m & Loft )  
Eaves Storage & Restricted Height Under 1.5m  
15.05 sq m / 162 sq ft  
Loft  
97.64 sq m / 1051 sq ft

 Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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TENURE: FREEHOLD  
COUNCIL TAX: CAMDEN (BAND H)  
EPC: D  
GUIDE PRICE: £8,500,000

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JOINT SOLE SELLING AGENT

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**ASTON CHASE**

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#### IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.