



Bracknell Gardens, Hampstead, NW3 £7,756 Per Month Unfurnished

A luxurious penthouse apartment on a popular tree-lined road in Hampstead.

The property has been renovated to a high standard with quality wood flooring, boasting an imported walnut & teak solid wood kitchen with Granite worktops, 3 beautifully tiled bathrooms 1 En Suite all with Underfloor heating, 4 large bedrooms (2 with built-in walnut sliding door wardrobes) finished to a high standard with solid oak wood flooring on the second floor, carpeted top floor and wall mounted TV's.

The Master bedroom also has sound system amplifier & ceiling fitted speakers and a Master en-suite with bath, separate shower and double vanity unit. The property further boasts high ceilings, premium fixtures and fittings, Large Reception room with Smart lighting Controls and sound system amplifier as well as ceiling surround sound speakers, gas fireplace with chrome insert, separate Integrated washing machine & tumble dryer, small terrace from 2nd bedroom overlooking garden, alarm with 2 line telephone, satellite dish (fitted) and/or TV Aerial and a bright and well decorated communal areas.

The property is in a prime location very close to local amenities including Hampstead & Finchley Road tube station, the O2 centre & Hampstead Heath. Several buses are also available including West End Lane Frognal (Stop CC - 13 113 N113 to Victoria & Oxford Circus). The property is offered unfurnished/furnished (subject to negotiation). VIEWING HIGHLY RECOMMENDED!

EPC - C
Camden Rates - Band G

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PENTHOUSE BRACKNELL GARDENS



 = RH = RESTRICTED HEAD ROOM BELOW 5 FT. / 1.5 M. MAX

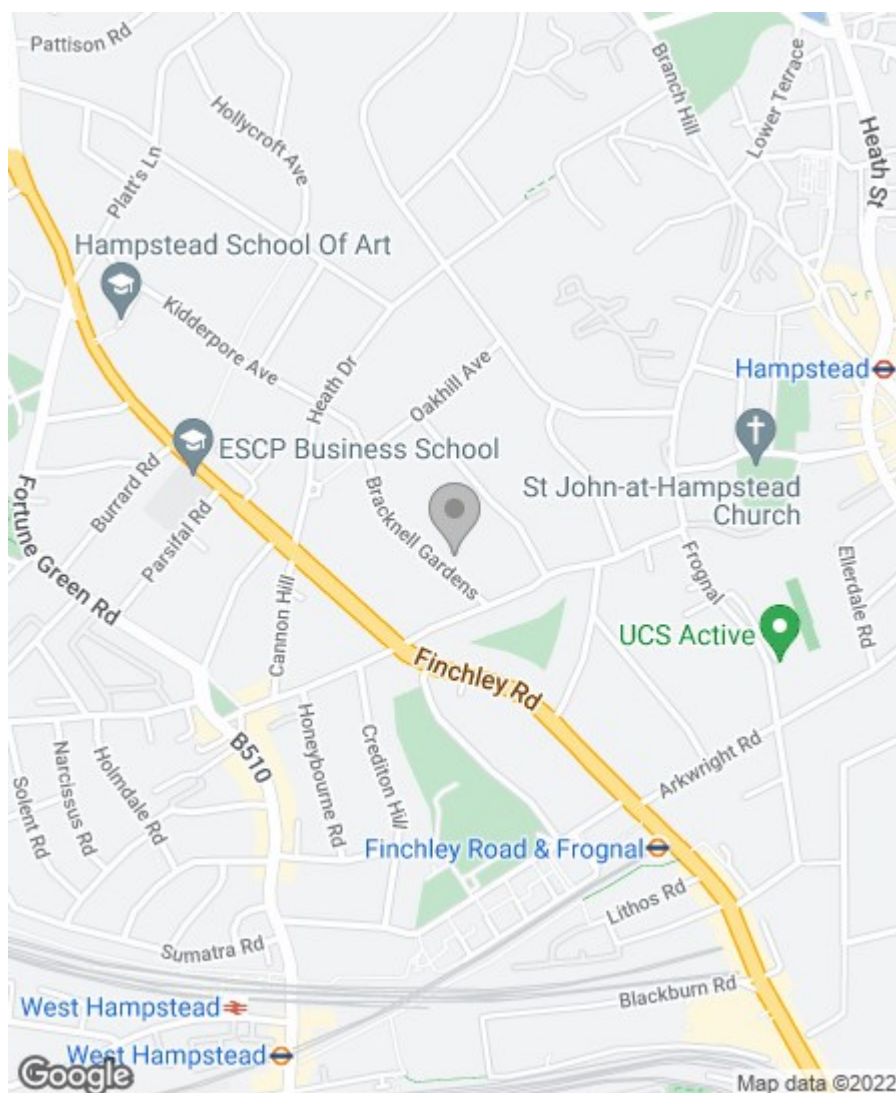
APPROXIMATE GROSS INTERNAL AREA = 2024 SQ.FT. (188 SQ.M.)

Property Overview

Location	Hampstead, NW3
Price	£7,756 Per Month
Bedrooms	4
Bathrooms	3
Receptions	1
Council	
Tax Band	G
Furnishing	Unfurnished

Key Features

- Luxurious 4 Bedroom Apartment
- 3 Beautifully Tiled Bathrooms
- Finished To A High Standard
- Premium Wood/Carpet Flooring
- Furnished/Unfurnished
- Wall Mounted TV's
- High Ceilings
- Premium Fixtures And Fittings
- Bright Interior
- Offered Unfurnished/Furnished



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).