



## Bracknell Gardens | London | NW3

£10,900 Per month |

 4  3  1  D

**ADN**  
RESIDENTIAL

A charming four-bedroom duplex apartment set across the ground and lower ground levels of an attractive period building. The property enjoys exclusive access to an approximately 80ft rear garden, as well as a private street-level terrace. Recently refurbished to an excellent standard, the apartment features high-quality wooden flooring throughout and wall-mounted televisions. Ideally located on this sought-after road, the property is within easy reach (0.4M) of Hampstead's local shops, cafés, and transport links, as well as Hampstead and Finchley Road.

The accommodation includes a spacious reception room, a fully equipped eat-in kitchen, a principal bedroom with en-suite bathroom, a generous double bedroom with built-in storage, two additional bedrooms with fitted wardrobes, two family bathrooms with underfloor heating, and a separate utility room.

Council Tax Band: Camden – Band G

Security Deposit: £15,092.28

Holding Deposit: £2,515.38

Deposits shown are based on a Common Law Tenancy Agreement.

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- Four bedroom duplex apartment
  - Set within an attractive period property
  - Sole use of an approximately 80ft private rear garden
  - Recently renovated to a high standard throughout
  - Spacious reception room
  - Fully fitted eat-in kitchen
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Council Tax Band: D

EPC: D

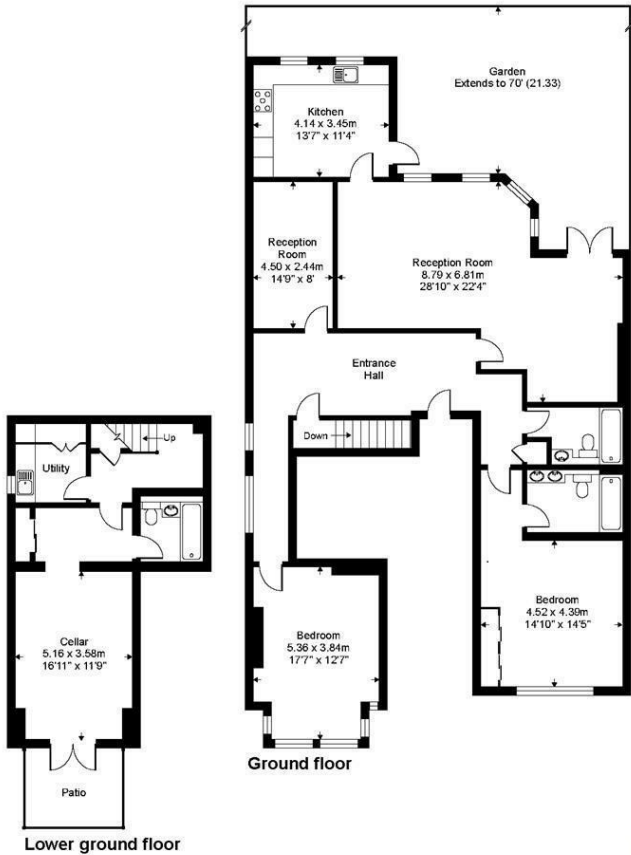






**Bracknell Gardens, London, NW3**

Gross internal floor area (approx):  
198.3 sq m / 2135 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                             |   | 65                      | 75        |
|                                             |   | EU Directive 2002/91/EC |           |

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