



BRACKNELL GARDENS, HAMPSTEAD NW3

**ARLINGTON**  
RESIDENTIAL

An elegant and spectacular 2,097 sq ft/195 sq m apartment with a private, secluded, south-facing rear garden.

The flat features a stunning drawing room, 11-foot-high ceilings and occupies the entire ground floor of a detached, double fronted house. Unusually, it includes a self-contained studio and bathroom: ideal as a separate guest suite or a separate work area that, subject to necessary consents, could be incorporated into the main apartment.

Bracknell Gardens is a highly sought after, peaceful, tree lined road very close to Hampstead Heath. The apartment is a short distance (0.8 miles) from the cafes, restaurants and shops of Hampstead Village and a few minutes walk from Finchley Road and West Hampstead with their multitude of shops and transport facilities.

**GUIDE PRICE: £2,200,000**

**Tenure: Share of Freehold - 963 years unexpired**

**SERVICE CHARGE: £2,400 Per annum**

**EPC RATING: E**

**COUNCIL TAX BAND: G**

# ARLINGTON

R E S I D E N T I A L

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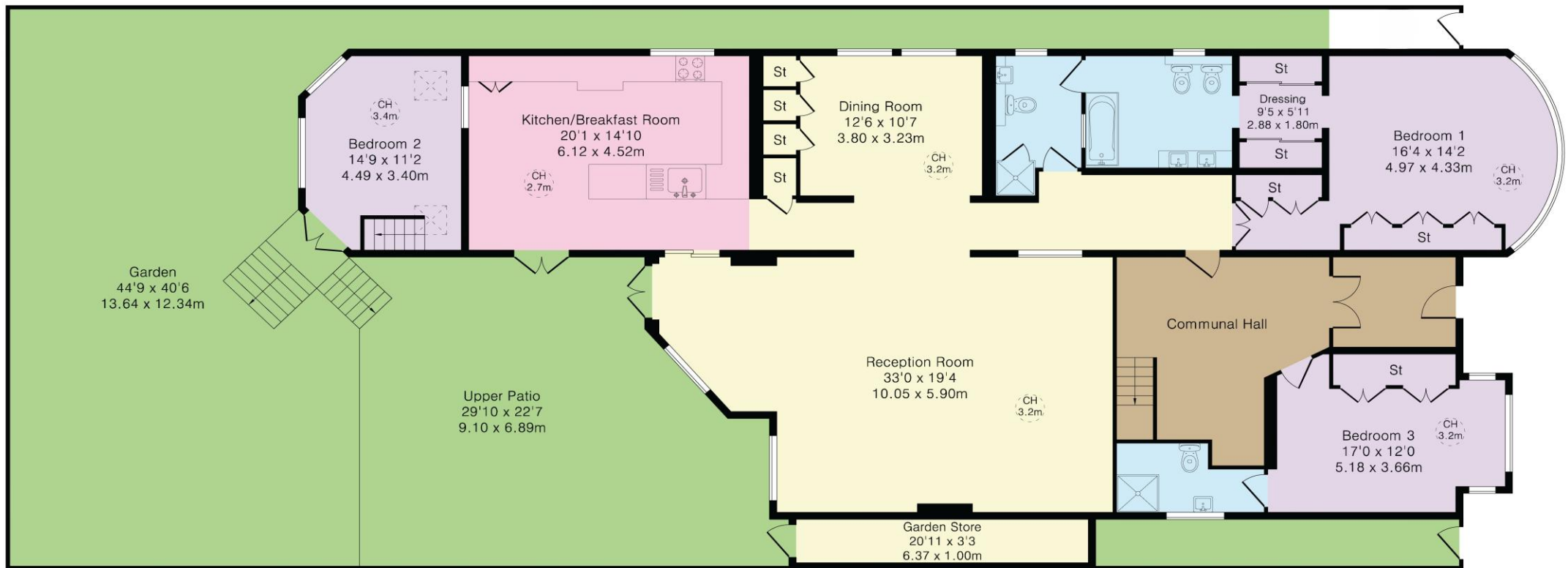




**Approximate Gross Internal Area 2097 sq ft - 195 sq m**

Garden Area 1812 sq ft – 168 sq m

Patio Area 675 sq ft – 63 sq m



Ground Floor