

# BRACKNELL GARDENS

Hampstead NW3









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## Accommodation and Amenities

**Master bedroom with lounge, dressing room and en-suite bathroom ♦ Six further bedrooms (all en-suites) ♦ Six guest WC's ♦ Four kitchens ♦ Six guest WC's ♦ Six reception rooms ♦ Cinema ♦ Study ♦ Wine cellar ♦ Pool room ♦ Gym ♦ Spa ♦ Steam room ♦ Staff quarters ♦ Private parking ♦ 12,467 sq ft**

## Description of property

The exceptional accommodation features a galleried entrance hall, a double 'L' shaped drawing room, large dining room, study, family room, large office, luxury fully fitted kitchen/ breakfast room, cinema room, separate second kitchen, attractive glass fronted dehumidified wine cellar. The leisure complex includes a swimming pool, gym, steam room and changing facilities. There are two master bedroom suites, four further principal suites, separate nanny's bedroom (en-suite), three further staff bedrooms, two shower rooms, staff kitchen, lift (all four floors), integral garage and off street parking for ten cars behind electric gates.

## Situation

The house is within 770m of the shops and transport facilities of Hampstead Village and the O2 shopping and cinema centre is within 925m.

## Terms

**Tenure:** Freehold

**Local Authority:** Camden







## Additional Features

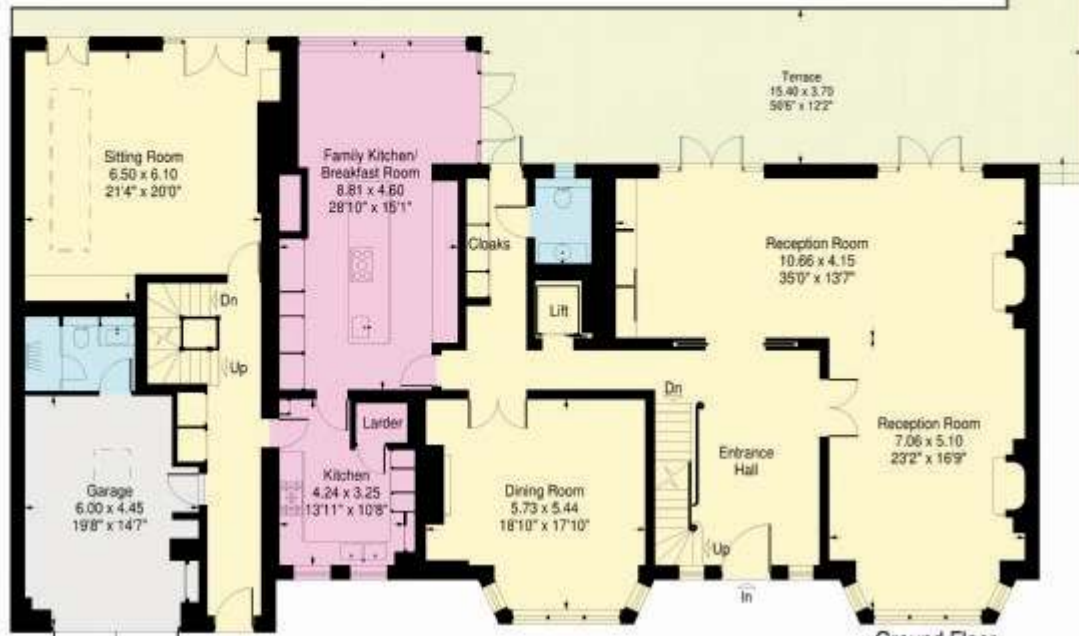
Lutron and Crestron electronic systems throughout the house ♦ Sonos Music System throughout the house ♦ Underfloor heating, airconditioning and fresh air circulation throughout the house ♦ Video entryphone system ♦ Bespoke 2.4 meter doors ♦ Eggersmann high end German kitchen with Gaggenau equipment and ceiling mounted hob with external motors for noiseless operation ♦ Separate Eggersmann prep kitchen including a separate walk in cool room ♦ Hard wooden Flooring ♦ Terrace overlooking the garden with 10m automated awning and Sonos Audio on the Terrace and Garden ♦ Swimming pool with two waterfalls and jet stream ♦ Gym looking into the garden and one fully mirrored wall ♦ Velvet paneled sound proof, high end Cinema room with triad speakers and 100" screen







Bracknell Gardens, London NW3



APPROX. SCALE  
0 1 2 3 4 5 10PI  
0 1 2 3M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



# Bracknell Gardens, London NW3

Approx plot area:  
1500 sq.m / 0.37 Acres

Energy Efficiency Rating		Current	Maximum
Very Energy Efficient	Super Low Energy Rating		
91-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
31-40	G		
Not Energy Efficient	High Energy Rating		
England, Scotland & Wales			



APPROX SCALE  
0 1 2 3M  
0 1 2 3M

Floor Plans produced by  
**Proplan**  
(0461 842925)

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**BARGETS**  
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