

FITZJOHNS AVENUE, HAMPSTEAD, LONDON NW3 6PH



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Set within this newly refurbished and imposing red brick conversion is this stunning four bedroom apartment with high ceilings and two balconies. This first floor flat has been beautifully and sympathetically designed in keeping with the period character of the building.

This gorgeous first floor flat is well located for Hampstead's many schools and is within an easy walk of Hampsted High Street. Fitzjohns Avenue is a tree lined road that runs between Hampstead and Swiss Cottage. The nearest tube stations are Hampstead (Northern line) 0.4 miles and Finchley Road (Jubilee & Metropolitan lines) 0.5 miles.

- 4 Bedrooms • 3 Bathrooms • Reception Room • Kitchen • 2 Balconies • Lift • Communal Gardens • EPC rating B • Camden Council Tax Band G • Furnished/unfurnished

EPC Rating: B Council Tax Band: G

£1,795 PER WEEK

FURNISHED/UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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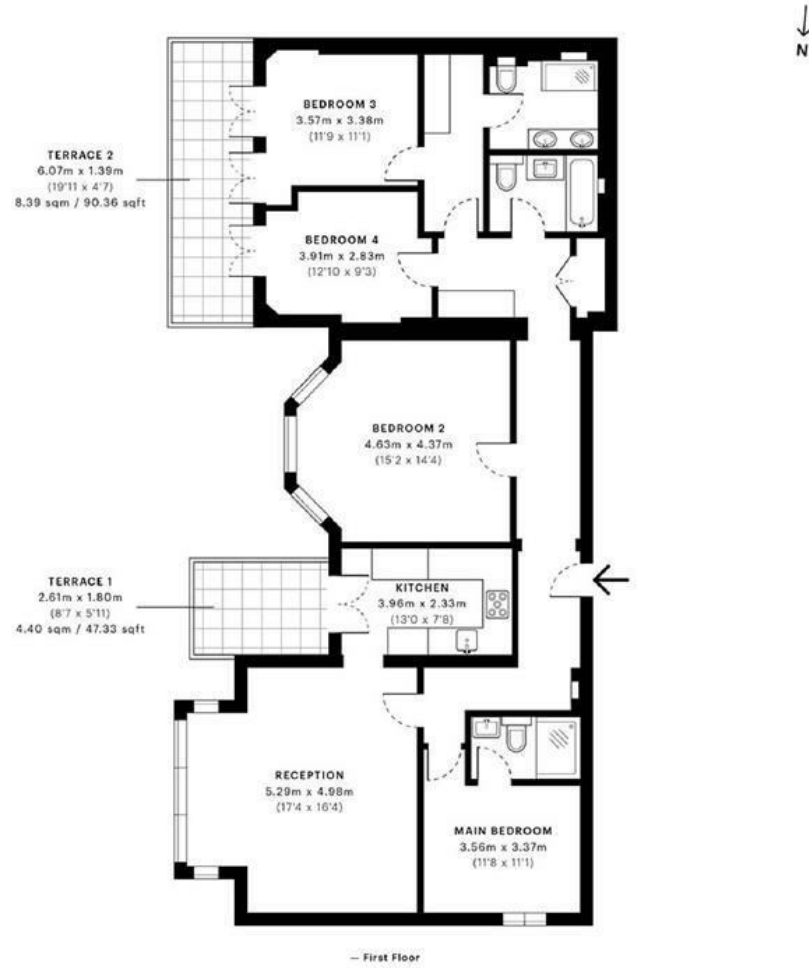












GROSS INTERNAL AREA (GIA)
The footprint of the property
126.17 sqm / 1358.08 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
116.88 sqm / 1258.09 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
12.79 sqm / 137.67 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 140.09 sqm / 1507.92 sqft
IPMS 3C RESIDENTIAL 131.40 sqm / 1414.38 sqft

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