

51, FITZJOHNS AVENUE, HAMPSTEAD, LONDON NW3 6PH



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Set within a newly refurbished and luxuriously appointed red brick period conversion is this delightful one bedroom apartment on the lower ground floor. The flat has been beautifully presented in a fresh modern style with open plan kitchen and reception room, air conditioning and wood effect flooring. The flat has a small private patio as well as use of landscaped communal gardens at the rear of the building.

Fitzjohns Avenue is a tree lined road that runs between Hampstead and Swiss Cottage and is within easy walking distance of a selection of schools and Hampstead High Street. The nearest tube stations are Hampstead (Northern line) 0.4 miles and Finchley Road (Jubilee & Metropolitan lines) 0.5 miles.

- Bedroom • Shower Room • Guest Cloakroom • Reception Room • Open Plan Kitchen • Lift • Communal Gardens • Patio • EPC rating C • Camden Council Tax Band

EPC Rating: C Council Tax Band: Tba

**£695 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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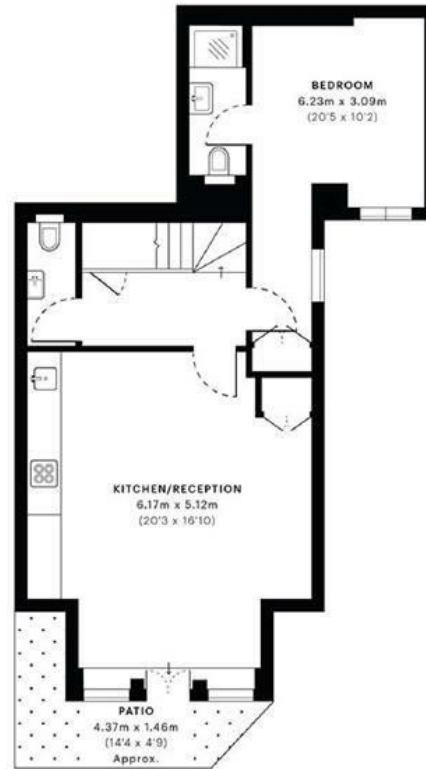








— Ground Floor



— Lower Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
58.12 sqm / 625.60 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Including washrooms, restricted head height  
53.22 sqm / 572.86 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.64 sqm / 6.89 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 56.24 sqm / 605.36 sqft  
IPMS 3C RESIDENTIAL 53.74 sqm / 578.45 sqft

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