



**49 Fitzjohn's Avenue
Hampstead NW3 6PG**

Asking price £1,750,000

One of a collection of six exquisite apartments, in a beautifully proportioned grand London house. The apartment comprises three bedrooms, one with ensuite dressing room and an ensuite bathroom, two further shower rooms, large kitchen/dining/entertaining space and a large patio spanning the entire width of the rear of the apartment.

This impressive red brick Victorian mansion block sits proudly on Fitzjohn's Avenue and has recently undergone a significant renovation to create exciting luxury living spaces. Every apartment has been completely refurbished with new kitchens and bathrooms, while the original red brick facade, complete with architectural detailing, has been retained. There is also a lift in the block.

Fitzjohn's Avenue is located between Hampstead Village and Swiss Cottage, in one of North London's most prestigious neighbourhoods. Nearest tube is Hampstead Station on the Northern line.



SD Investments & Management

Fitzjohns Avenue, NW3

CAPABLE DATE: 20/11/2020 LATEST SCAN POINTS: 4,410,266

GROSS INTERNAL AREA

104.71 sqm / 1127.09 sqft



GROSS INTERNAL AREA (GIA)
The measure of the property
104.71 sqm / 1127.09 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
includes main rooms, fitted wardrobes and height
98.56 sqm / 1060.89 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, sheds, etc.
4.38 sqm / 47.15 sqft

RESTRICTED HEAD HEIGHT
Rooms are less than 1.5m
0.14 sqm / 1.51 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plans 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.

AREA AS RESIDENTIAL: 129.84 sqm / 1393.38 sqft

AREA AS RESIDENTIAL: 104.29 sqm / 1122.14 sqft

url: 5FA680304588508ac1776D

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92	A	10
B	81	B	15
C	69	C	20
D	55	D	25
E	39	E	30
F	15	F	35
G	9	G	40