



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

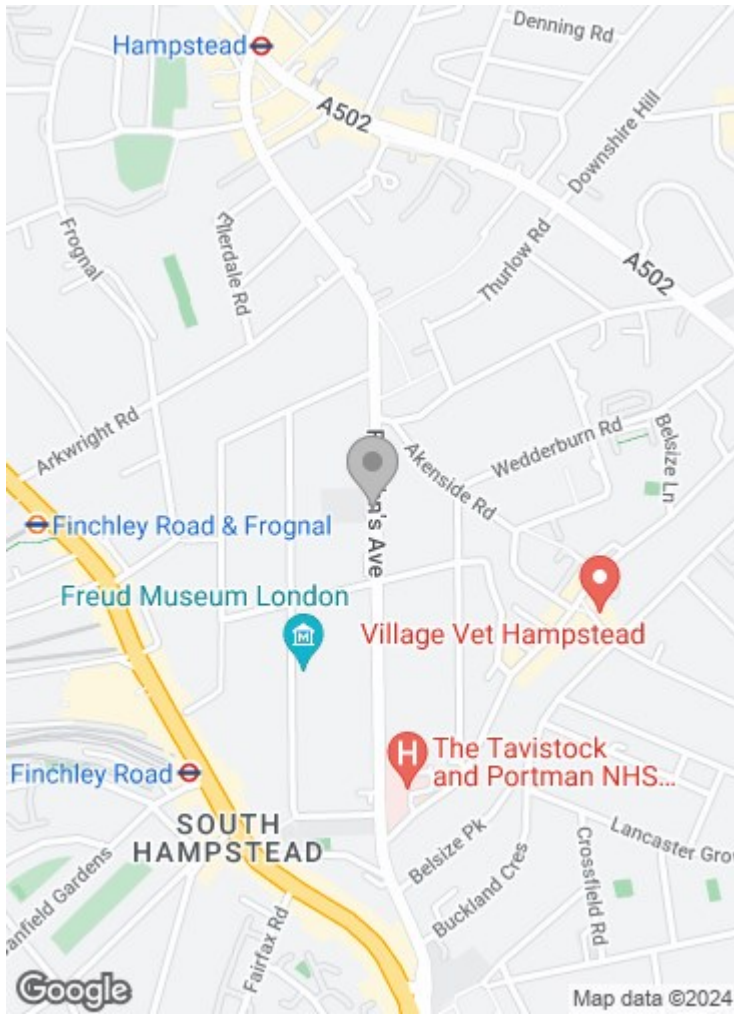
**Asking price £1,750,000**

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

GROSS INTERNAL AREA

CAPLIF DATE: 20/1/2020 LARS SCANPOINTS: 4,416,366

104.71 sqm / 1127.09 sqft



NET INTERNAL AREA (GIA) 104.71 sqm / 1127.09 sqft  
NET INTERNAL AREA (NIA) 98.56 sqm / 1060.89 sqft  
EXTERNAL STRUCTURAL FEATURES 4.38 sqm / 47.05 sqft  
NETT FLOOR AREA (NFA) 0.14 sqm / 1.51 sqft

spec Verified  
 RICS Chartered Property Valuers  
 Specialised floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and calculated from all available measurements. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the measurement points of measurement captured in the scan.

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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| Energy Efficiency Rating |        | Environmental Impact (CO <sub>2</sub> ) Rating |       |
|--------------------------|--------|--|-------|
| Band                     | Score  | Band   | Score |
| A                        | 92-100 | A  | 1-2   |
| B                        | 81-91  | B  | 3-4   |
| C                        | 69-80  | C  | 5-6   |
| D                        | 55-68  | D  | 7-8   |
| E                        | 39-54  | E  | 9-10  |
| F                        | 29-38  | F  | 11-12 |
| G                        | 1-28   | G  | 13-14 |