



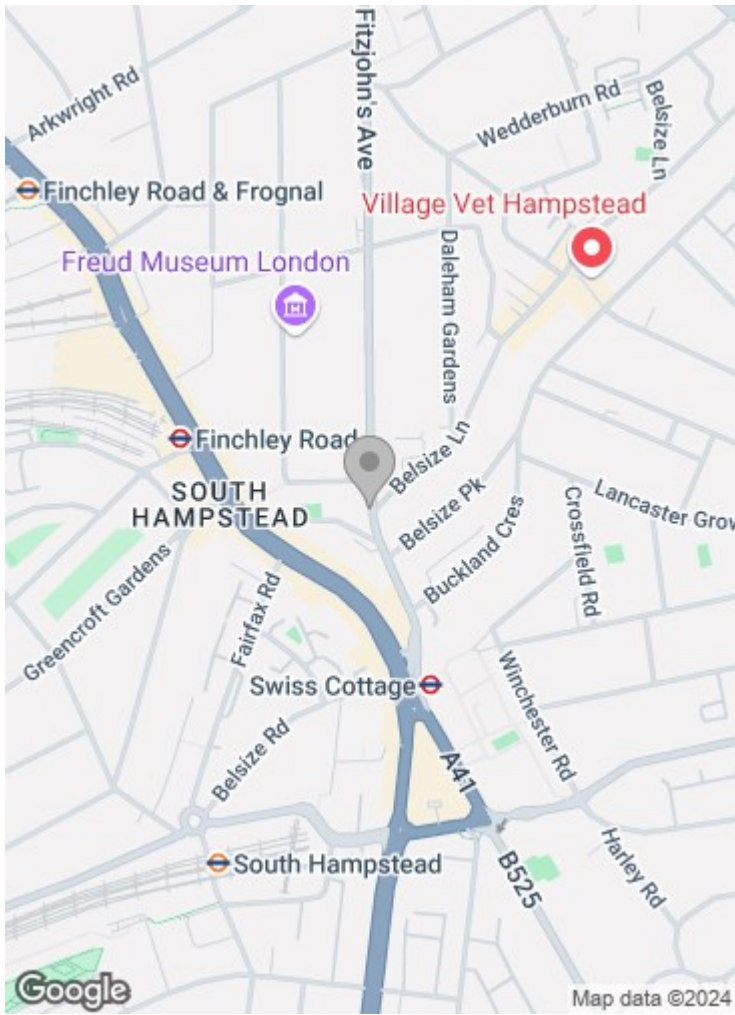
**Fitzjohn's Avenue  
Hampstead NW3 6PG**

**Asking price £1,495,000**

One of a collection of six exquisite apartments, in a beautifully proportioned grand London house. The apartment which is on the lower ground floor comprises two bedrooms, one with ensuite bathroom, further bathroom, kitchen, reception and utility room.

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 façade, 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.



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 particular 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	1-23
B	81-91	B	24-47
C	69-80	C	48-71
D	55-68	D	72-95
E	39-54	E	96-120
F	21-38	F	121-143
G	1-20	G	144-175