



**49 Fitzjohns Avenue
NW3 6PH**

Asking price £3,475,000

One of a collection of six exquisite apartments in a beautifully proportioned grand London house. This split level apartment comprises four bedrooms, four bathrooms, guest WC, kitchen and large dining/entertaining space.

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.



SD Investments & Management

Flat 6, 49 Fitzjohns Avenue, NW3 6BQ GROSS INTERNAL AREA
 CAPTURE DATE: 18/11/2020 LASER SCAN POINTS: 305,000,000 279.33 sqm / 3006.68 sqft



GROSS INTERNAL AREA (GIA) 279.33 sqm / 3006.68 sqft
 NET INTERNAL AREA (NIA) 255.64 sqm / 2751.09 sqft
 EXTERNAL STRUCTURAL FEATURES 0.00 sqm / 0.00 sqft
 RESTRICTED HEAD HEIGHT 30.31 sqm / 326.25 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.

EPC as Residential: 275.27 sqm / 2962.99 sqft
 EPC as Residential: 269.25 sqm / 2900.64 sqft
 URIC ID: 5f4a86ac35c4a402d4a18d57

85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

T: +44 0207 1234 152
info@phillipsharrod.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70