



Flat 2, 81 Fitzjohns Avenue, London, NW3 6NY
Guide price £895,000

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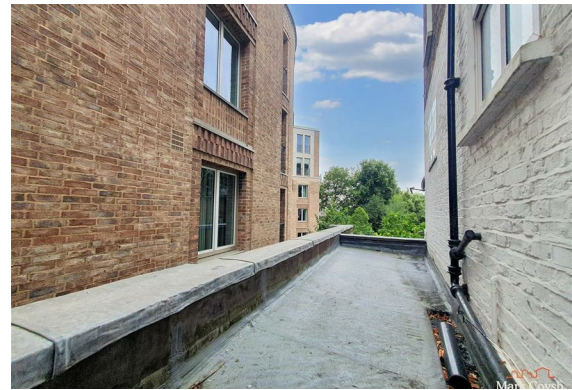
New 999 Year Lease Available at Completion of Contracts.

A two bedroom first floor apartment located in a period conversion building close to the most popular Hampstead Village.

Spacious accommodation comprises of large reception room, two bedrooms with the principle bedroom incorporating an en-suite shower, a fitted kitchen with access onto an adjacent roof space, which could potentially be converted to a roof terrace, subject to building control and permission from the freeholder and a family bathroom.

The residence is a short walk to a superb selection of restaurants, coffee houses, shops and amenities that Hampstead Village provides. The property is also close to a number of sought after schools, the world famous Hampstead Heath and Hampstead Underground (Northern Line) is easily accessible.







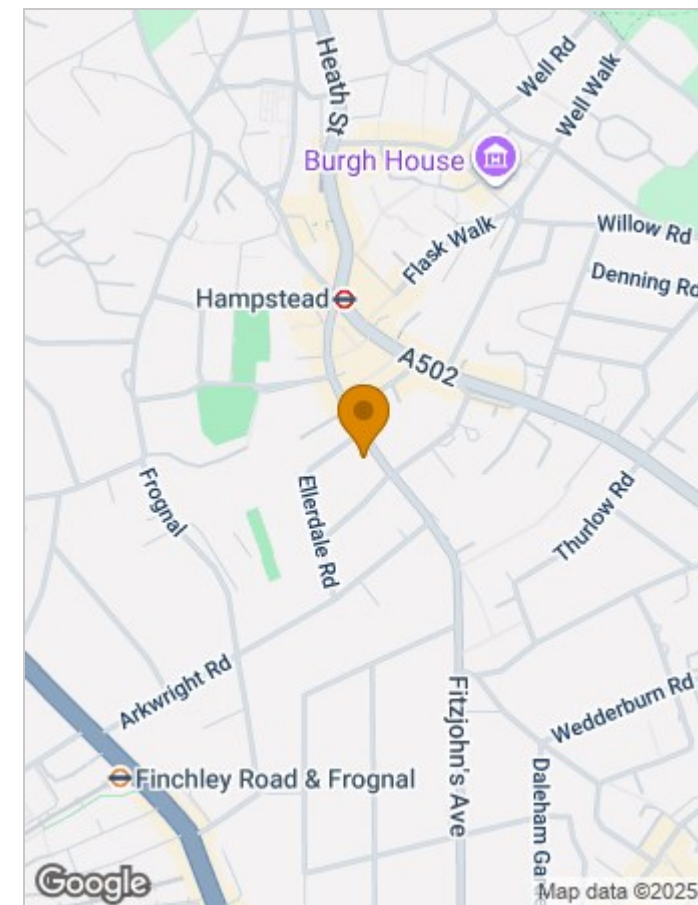
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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