



FITZJOHN'S

N.W.₃.

Where life imitates art.



HAMPSTEAD.
WHERE THE WATERS ARE RICHER, AND
ROOTS RUN DEEPER. WHERE IDEAS FIND
EXPRESSION, AND ARTISTS THEIR
INSPIRATION. WHERE THE GROUND IS
HIGHER, AND THE GREY UNIFORMITY OF
THE CITY GIVES WAY TO SOMETHING
ALTOGETHER MORE COLOURFUL AND
IDIOSYNCRATIC. A VILLAGE OF COBBLES
AND NOOKS, STORIED STREETS AND
TREASURED HAUNTS, CHARACTERFUL
HOMES AND HAPPY MEMORIES.

AND NOW – JUST A STONE’S THROW
AWAY – FITZJOHN’S. A COLLECTION OF
TWENTY-NINE BEAUTIFULLY COMPOSED
ONE, TWO AND THREE BEDROOM
APARTMENTS. EACH ONE UNIQUE. EACH
BLESSED WITH FACILITIES TO RIVAL THE
WORLD’S BEST HOTELS – INCLUDING
A SPA, CLUB LOUNGE, AND TWENTY-FOUR-
HOUR CONCIERGE SERVICE. EACH
CREATED EXCLUSIVELY FOR THOSE
ENJOYING LIFE OVER SIXTY.

FITZJOHN’S OF HAMPSTEAD.
BECAUSE LIVING WELL IS AN ART.



ONE OF THE NOBLEST STREETS IN THE WORLD

So said Harpers' magazine of Fitzjohn's Avenue in 1883 – less than a decade after the road had first been conceived by Sir Spencer Maryon-Wilson, owner of the Hampstead estate. His vision was of a 'truly imposing' tree-lined boulevard, which would rise towards the village on the hill from the popular new turnpike of Finchley Road.

Set back to either side of the avenue were some of the finest residences in all of London, commissioned by diamond merchants, ship builders and steel magnates – but also by some of the age's most notable artists: John Pettie at No. 2, Frank Holl at No. 6, and Edwin Long at No. 61. Fitzjohn's Avenue has retained an air of assurance, refinement and nobility ever since.

Fitzjohn's is Hampstead through and through – with a design inspired by the great Victorian architect Richard Norman Shaw, who built some of the first villas on the avenue and lived around the corner on Ellerdale Road.

Shaw is best remembered for reinventing city living for well-to-do Londoners. Drawing on the grand Haussmann residences of central Paris, he designed the Albert Hall Mansions in Kensington Gore – pioneering what we now know as the Victorian mansion apartment.

Characterised by their generous dimensions, elegant decor and ease of living, these apartments saw affluent house owners quit their properties to adopt a new purpose-built form of London home. Today, Fitzjohn's offers the same opportunity: London life, but lived better.



INSPIRED BY THE PAST, DESIGNED FOR THE FUTURE.

Life is better at Fitzjohn's, even before you enter the building. Leave your car at the entrance and as you head to your apartment, it will be whisked away to the security of the building's subterranean car park by an automated parking system. And when you want to leave, a simple call will have your car waiting for you when you get outside. No hassle. No worries. Just Fitzjohn's.

BUILT TO BELONG

Confident. Distinctive. Substantial. Dressed in the traditional red brick of Hampstead, with subtle shifts of tone and textural detailing. Sporting grand hexagonal bays and curved counterparts at the corners – each framing generous floor-to-ceiling windows and Parisian-style Juliet balconies.

Not one building, but two – united at ground level, but artfully divided above to reveal an enticing oasis of green within. A place at home with its neighbours and its neighbourhood – from the domesticity of its arched entrance, to the blended geometry of its roofline silhouette.

Designed by the award-winning **SERGISON BATES** – one of the UK's foremost architectural practices. Sensitive to place. Alive to the connection between Fitzjohn's Avenue and Richard Norman Shaw. Inspired to fashion a contemporary take on his mansion block style, informed by Parisian Art Nouveau and the artisanal principles of Shaw's beloved English Arts and Crafts movement.

"Fitzjohn's is about fitting into its place. It sits at an important threshold between the majestic villas further down Fitzjohn's Avenue – so exuberant and individual – and the grand mansion blocks of Hampstead Village."
Mark Tuff, Partner, Sergison Bates.



SET FOR STYLE

Refined. Timeless. Assured. Watchwords for the look and feel of the communal interiors and show residence of Fitzjohn's – devised and dressed by renowned international design studio **1508 LONDON**. Inspired by Parisian Art Nouveau and the sculptural pieces of late Hampstead resident Dame Barbara Hepworth – with an earthy materiality, textural richness and calmness of form. Featuring pieces by artists at work in the area today – animated, like Fitzjohn's itself, by the creativity that seems to pave these streets.

"We wanted to capture the character of Hampstead – its rich cultural heritage and its beautifully earthy nature, the way it is raw but somehow refined at the same time."
Lucy Savanis, Design Director, 1508 London.

Through the homely arches of the portico and into the Entrance Lobby. An immediate haven of calm, where muted tones and natural textures soothe the senses.

A focal point for the radial design of the building. A panorama of possibilities arrayed before you. The bonhomie of the club lounge. The spacious and quiet comfort of the lobby. The seclusion of the private courtyard garden. The elegance of the staircase that spirals its way down to the wellness lounge, spa, gym and guest suite. With ample choice and spaces to relax, welcome to the everyday life at Fitzjohn's.

APARTMENTS COMPOSED FOR INVIGORATION



FIVE-STAR SERVICE. **TAILORED** TO YOU.

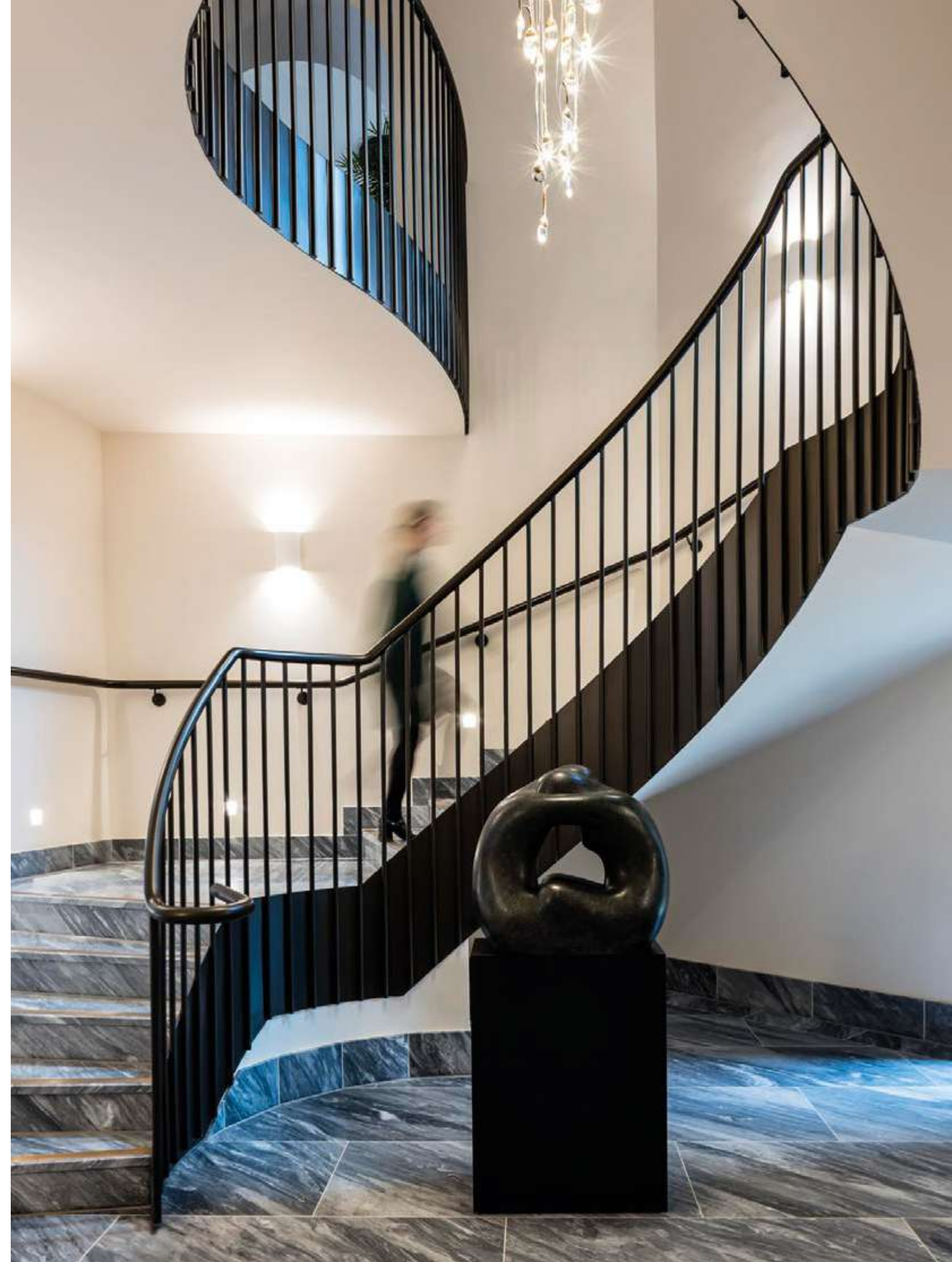
Your keys held. Your package signed for.
Your bins collected. Your apartment secure.
At every hour of the day and night, there's
a member of the concierge team working
behind the scenes at Fitzjohn's to deal with
all the finer details of life.

Highly trained. Unruffled. Attentive.
Approachable. Discreet. A friendly face.
A ready smile. A five-star hotel service
tailored to the way you like to live.

The result? Your mind at ease. Your
time expanded. Your choices broadened.

Gallery, restaurant, theatre? Let us
make the arrangements. A day out with
friends or family? Ask us to book your taxi.
Expecting visitors? We can reserve the
Guest Suite. Need a job done? Allow us
to recommend a trusted supplier. Ready
for a bit of pampering? Let us arrange
a treatment for you in the Spa.





To the left of the entrance lobby, the soft light-filled embrace of the CLUB LOUNGE. Comfortable. Spacious. Versatile. Welcoming. A chance, if you want it, to share a morning coffee with neighbours, to relax with friends over a glass of wine, or to enjoy a book in companionable silence. A space designed to add fresh dimensions to life. Enjoy the Sunday papers. Curl up with a book. Hold a business meeting. Make it part of your daily routine, or pop in for an occasional change of scene. It's yours to do with as you please.





Every morning in the Club Lounge take in the delicious aroma of locally baked pastries and breads. Every afternoon indulge in a consignment of artisan biscuits and cakes. All courtesy of your tireless concierge team.



From the entrance lobby, an elegant staircase spirals down to the SPA, WELLNESS LOUNGE and EXERCISE STUDIO. A world of warmth, softly diffused lighting, serenity, and – as you might expect from Fitzjohn's – choice.

Enjoy a gentle workout and stretch in the exercise studio, or book yourself a massage in the quiet seclusion of the treatment room.

Bask in the aromatic heat of the herbal sauna, open up your airways with the salt-infused vapours of the steam room, or boost your circulation with the skin-tingling ministrations of the monsoon-style showers.

Or perhaps immerse yourself in the hydrotherapy pool – bathed in a well of natural light from the courtyard garden – and make use of the high-pressure water jets to unwind your muscles.

And, afterwards, why not unwind on the heated loungers by the pool, or enjoy some of the fresh fruit, juices and flavoured waters, replenished every day in the Spa by the concierge team.

Your own oasis of good health and well-being. Meticulously maintained on your behalf. All under the same roof as your apartment.



“Orandum est ut sit mens sana in corpore sano. (Our prayer should be for a healthy mind in a healthy body.)”
Juvenal, Roman poet, Second Century AD







Enjoy the EXERCISE STUDIO at your convenience or join a group session led by a professional trainer.



Out from the wellness lounge and into the sheltered seclusion of the communal GARDEN. A private landscaped courtyard, brimming with colour and fragrance. Clusters of tables and comfortable chairs. The aroma of coffee on a bright spring morning. The clink of ice on glass, on a lazy summer afternoon.





Also on the lower ground floor, the **GUEST SUITE** – ideal for hosting visiting friends and family overnight. Convenient. Private. Comfortable. Favourably priced and fuss-free. Just make a reservation with the concierge.

APARTMENTS COMPOSED FOR MODERN LIVING

Twenty-nine apartments. Each an original. Distinctively dimensioned. Uniquely laid out. But each a variation on the same theme. Informed by the same vision, the same design philosophy, the same influences.

As with the building, so with the apartments. Inspired by the English Arts and Crafts movement. Homes built for a certain decorum, a certain way of living. Layered. Characterful. Multi-faceted.

Enter an apartment at Fitzjohn's and all is not immediately revealed. First comes a handsome entrance hall, generous in its size, its purpose more than merely functional. A refined scene setter. A composed threshold. An urbane welcome to your home.

Venture further inside and you are met with a branching array of choices. A collection of discrete spaces. Each room leading to another, or another, or another. A sense of movement and unfolding discovery. The ambience of a large family home. Explorable. Unexpected. Personal. And responsive to the way you want to live your life. Bedroom or study. Library or music room. Dining room or a second living room. Life is full of possibilities at Fitzjohn's.



High ceilings, expansive dimensions, deep bays, floor-to-ceiling windows, multiple aspects, clean lines, distinctive angles, elegant pale oak flooring. In every apartment the **LIVING SPACES** glow with a natural light and vitality, offering a classic yet contemporary backdrop for the colour of your life. Their uncluttered layout means that your eye is free to gaze uninterrupted – across the room, between rooms, and beyond. Gaze upon the spectacular vistas of London, afforded by Fitzjohn's lofty Hampstead location.





Within each living space, the **KITCHEN**. Crisp, bright, thoughtfully designed. Elegant wall and floor cabinets custom-made for Fitzjohn's by ROK Kitchens. An expansive breakfast bar for moments of informal sociability. Gleaming porcelain work surfaces from Italian specialists Laminam. Hob, oven and microwave precision-engineered by Miele. Top-loading dishwasher from Fisher and Paykel. Open display units and shelving to add your own finishing touches. All seamlessly integrated to create a space both effortlessly practical and aesthetically pleasing.





One, two or three **BEDROOMS**.
Comfortable, light-filled, private.
Each master bedroom boasting
floor-to-ceiling glazing, an en-suite
bathroom, and a dressing room with
generous built-in wardrobe space.



Handsome Bette baths, sleek
under-mounted basins, ceramic wall and
floor tiling, the convenience of a walk-in
wet-room shower, polished chrome fittings,
non-slip surfaces, a heated vanity mirror
in a custom-built vanity unit. Each carefully
curated detail of the **BATHROOMS** combines
to create an inviting ambience of light,
texture and comfort.



APARTMENTS COMPOSED FOR INSPIRING LANDSCAPES AND THE VILLAGE SCENE.

Hampstead. A corner of London that people long to call home. A place that locals long never to leave. There's nothing saccharine about it, nothing feigned, nothing transitory. It has a reassuring air of maturity about it – a civilised appreciation of the things that make life worth living. Beauty, art, ideas, creativity, health, peace, nature, tradition, hospitality, home. To live here is to live well. And to live at Fitzjohn's is to live life to its fullest.



There's nowhere quite like HAMPSTEAD HEATH. There is no design to it. No attempt to create some idealised version of nature. No landscaping, carefully framed vistas, or manicured lawns. It is a heath not a park – a glorious oasis of nature itself, so beloved that it has resisted the concrete sprawl of the city. A place for fresh air, invigoration, pleasure and inspiration. Where Keats fell in love, Constable set up his easel and music played in Elgar's head.



To an outsider, it seems preposterous to call Hampstead a VILLAGE – sitting as it does just four miles from the thrum of central London. But spend any time here and it starts to make sense. The island-like isolation of its hilltop location. The way that its lanes, alley-ways and cut-throughs seem to make it more accessible on foot than by car. The proud independence and personality of its many local shops, delis, cafes and restaurants. The untamed heathland on its doorstep. The way that people are more likely to know each other, more likely to have been here for years, more likely to end up staying here for years longer. Hampstead has an identity that puts it in a class of its own. As a thriving modern community. As London's favourite village.







A love that endures. Hampstead Heath is crisscrossed with 'desire paths' – routes etched into the land by the feet of countless wanderers, drawn to a beloved viewpoint, a favourite picnic spot, or one of its dozens of tranquil ponds.



A haven of culture. The magnificent neoclassical villa and gardens of Kenwood House – home to a stunning collection of art and sculpture by Rembrandt, Vermeer, Gainsborough, Reynolds, Turner, Constable, Moore and Hepworth (left).



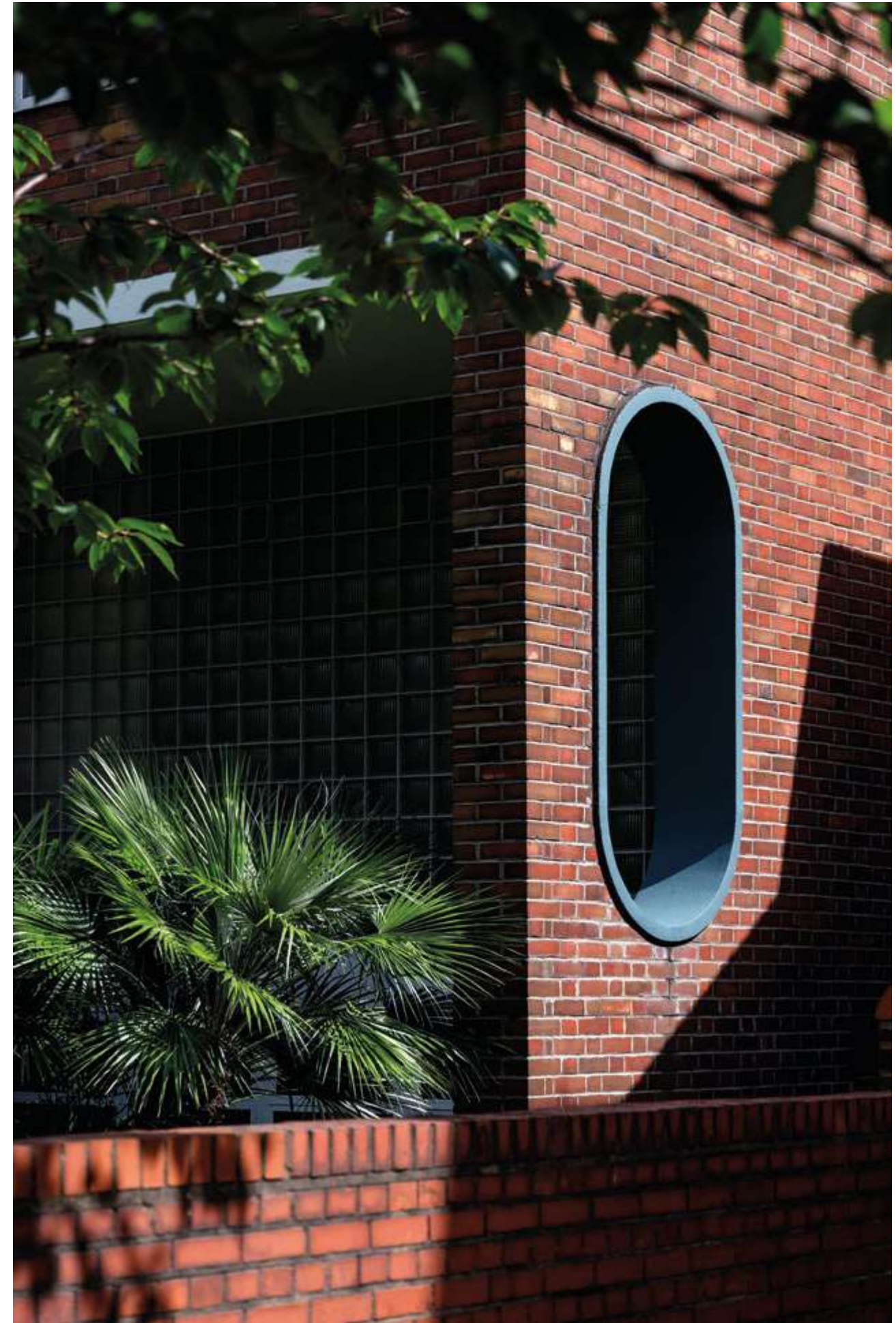
Where Keats meets Kenwood. Hampstead is a place where beauty flourishes – from the gardens of Kenwood House (left) to the exquisite glass dome of the library at Keats House (above), former home of the peerless romantic poet John Keats.

An area of characters and character.
The former home of celebrated cartoonist
George du Maurier (below). A detail
of seventeenth-century National Trust
property Fenton House (right).





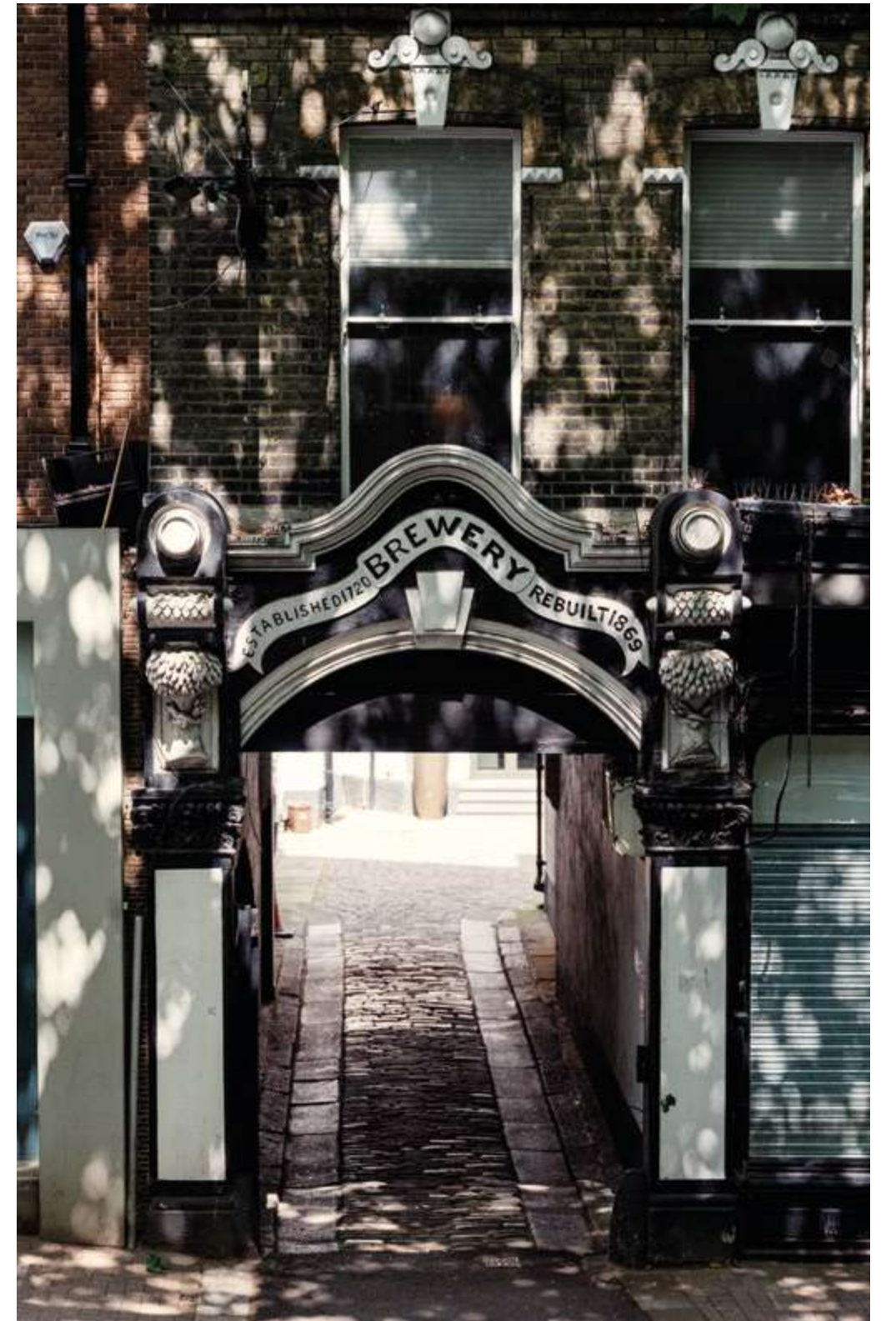
Modernity and vitality have always been welcome in Hampstead. It is a place defined not by a particular style, but by its sensitivity to style.



A delightful warren of streets and alleyways, Hampstead is a place where every cafe, restaurant, deli, boutique, business and shop holds the promise of a life well lived.













FLOORPLANS AND SPECIFICATION





Fitzjohn's is a collection of twenty-nine apartments. No two the same. Dimensions. Number of rooms. Layout. Angles. Aspect. Floor. There are many points of difference to consider. Two come with a private outside area. Two have a terrace.

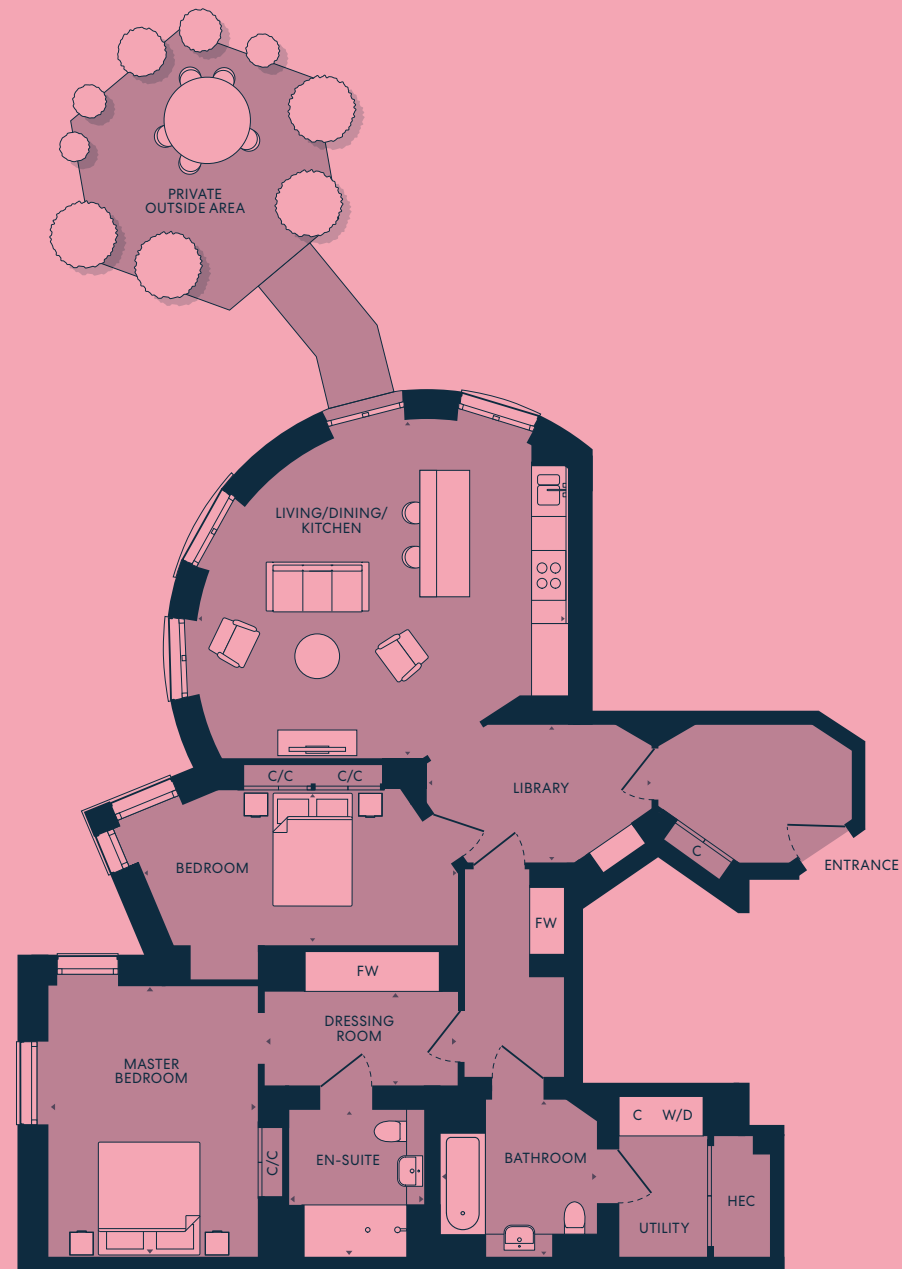
All come with underfloor heating throughout, comfort cooling fans to every room, and plenty of built-in storage space. All are works of art.

KEY

FW	Fitted wardrobe
S	Open shelving
W/D	Washer/Dryer
C	Cupboard
HEC	Heating, electrical components
[]	Optional partition screen
C/C	Comfort cooling

Nº. 1/29

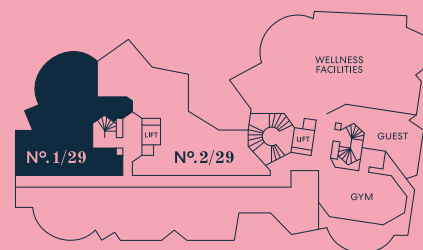
TWO BEDROOM
Lower Ground Floor



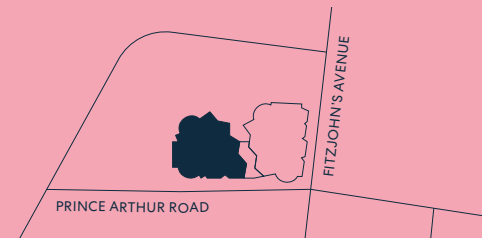
DIMENSIONS

	133 sq m	1,431 sq ft
Total area		
Living/Dining/Kitchen	6,618 x 6,026mm	21'7" x 19'8"
Master Bedroom	3,727 x 4,853mm	12'2" x 15'9"
Dressing Room	3,438 x 1,671mm	11'3" x 5'5"
En-Suite	2,390 x 2,593mm	7'8" x 8'5"
Bedroom	5,594 x 2,761mm	18'4" x 9'1"
Bathroom	2,785 x 2,707mm	9'1" x 8'9"
Library	3,990 x 2,454mm	13'1" x 8'1"

LOWER GROUND FLOOR PLAN

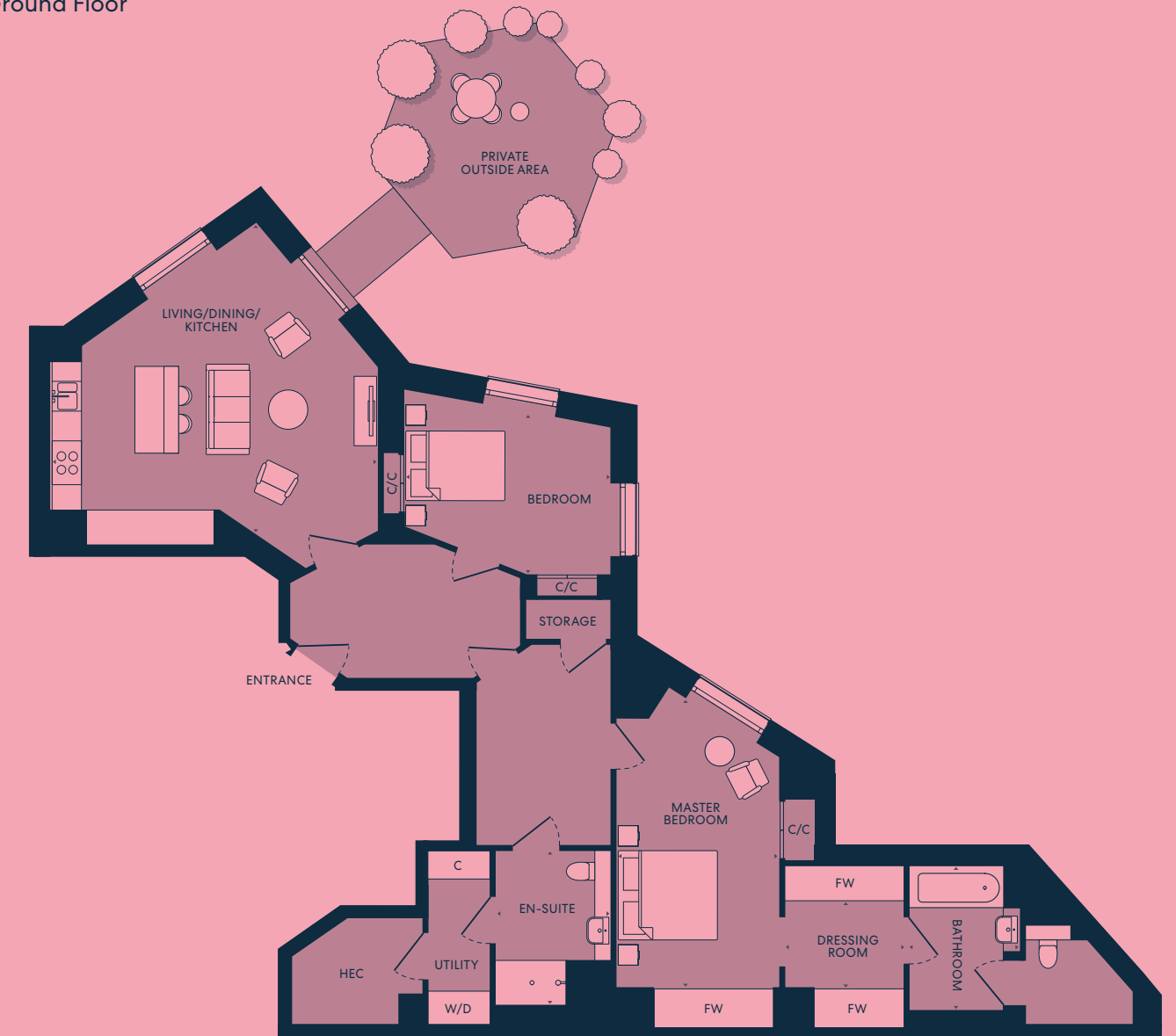


LOCATION PLAN



Nº. 2/29

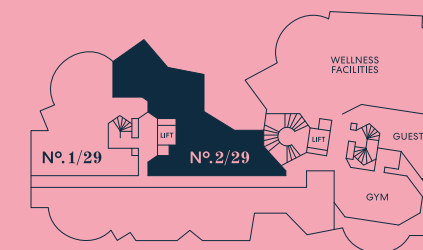
TWO BEDROOM
Lower Ground Floor



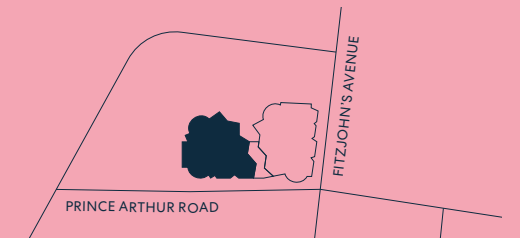
DIMENSIONS

	139 sq m	1,498 sq ft
Total area		
Living/Dining/Kitchen	6,651 x 6,324mm	21'8" x 20'7"
Master Bedroom	3,307 x 5,907mm	10'8" x 19'4"
Dressing Room	2,400 x 1,744mm	7'9" x 5'7"
En-Suite	2,300 x 3,105mm	7'5" x 10'2"
Bedroom	4,166 x 3,304mm	13'7" x 10'8"
Bathroom	2,204 x 2,876mm	7'2" x 9'4"

LOWER GROUND FLOOR PLAN

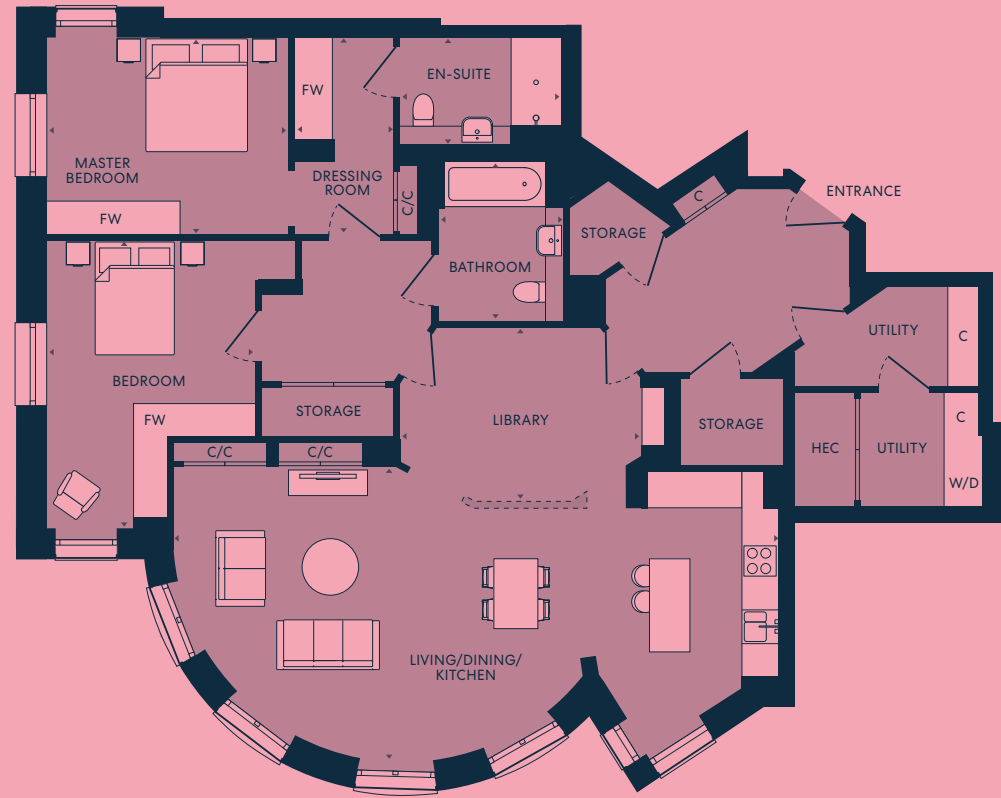


LOCATION PLAN



Nº. 3/29

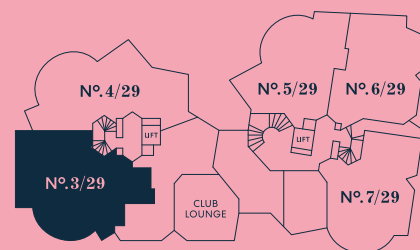
TWO BEDROOM
Ground Floor



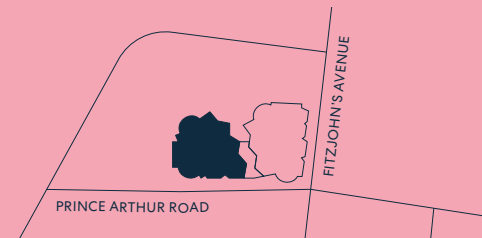
DIMENSIONS

	159 sq m	1,716 sq ft
Total area		
Living/Dining/Kitchen	10,793 x 5,256mm	35'4" x 17'2"
Master Bedroom	4,291 x 3,500mm	14'1" x 11'5"
Dressing Room	1,730 x 3,500mm	5'7" x 11'5"
En-Suite	2,866 x 1,865mm	9'4" x 6'1"
Bedroom	3,727 x 4,880mm	12'2" x 16'0"
Bathroom	2,215 x 2,848mm	7'3" x 9'3"
Library	4,293 x 3,093mm	14'1" x 10'1"

GROUND FLOOR PLAN

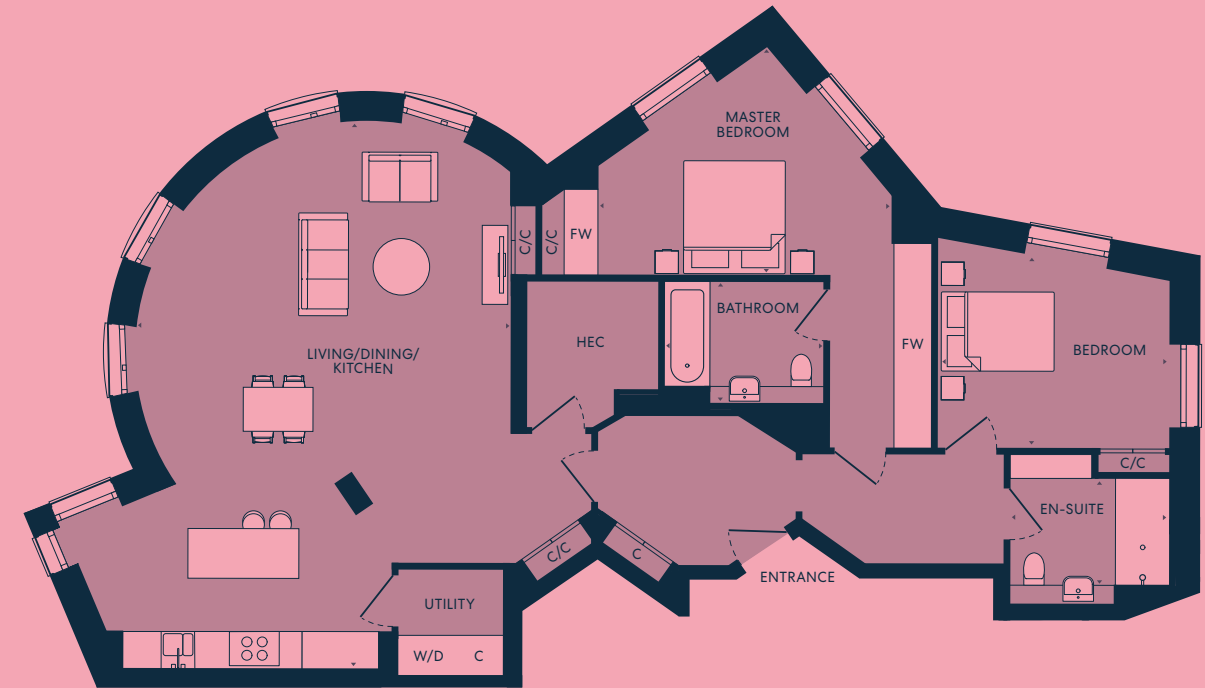


LOCATION PLAN



Nº. 4/29

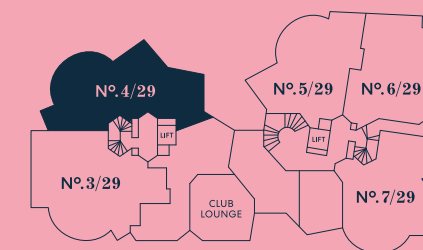
TWO BEDROOM
Ground Floor



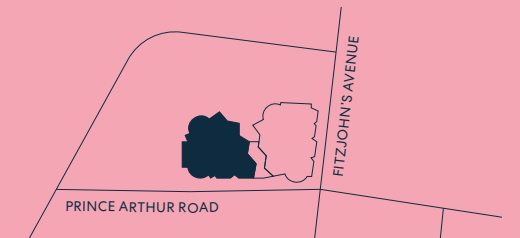
DIMENSIONS

	148 sq m	1,597 sq ft
Total area		
Living/Dining/Kitchen	6,679 x 9,741mm	21'9" x 32'0"
Master Bedroom	5,224 x 4,063mm	17'1" x 13'3"
En-Suite	2,815 x 2,626mm	9'2" x 8'6"
Bedroom	4,128 x 3,457mm	13'5" x 11'3"
Bathroom	2,796 x 2,144mm	9'2" x 7'0"

GROUND FLOOR PLAN



LOCATION PLAN



Nº. 5/29

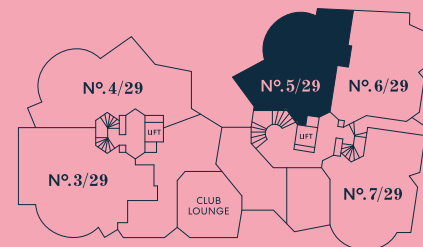
ONE BEDROOM
Ground Floor



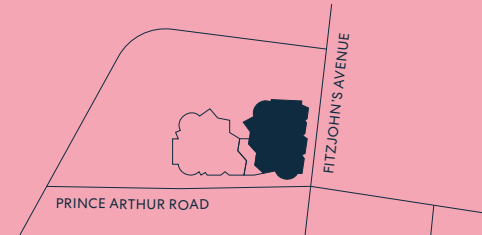
DIMENSIONS

	127 sq m	1,367 sq ft
Total area		
Living/Dining/Kitchen	6,393 x 11,846mm	21'0" x 39'9"
Master Bedroom	3,774 x 3,681mm	12'4" x 8'8"
Bathroom	2,621 x 2,292mm	8'6" x 7'5"
Library	2,620 x 4,180mm	8'6" x 13'7"

GROUND FLOOR PLAN



LOCATION PLAN



Nº. 6/29

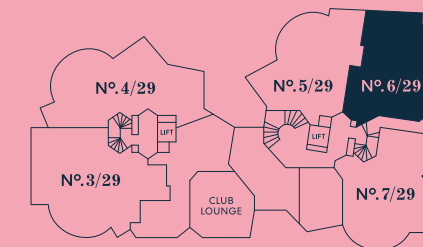
TWO BEDROOM
Ground Floor



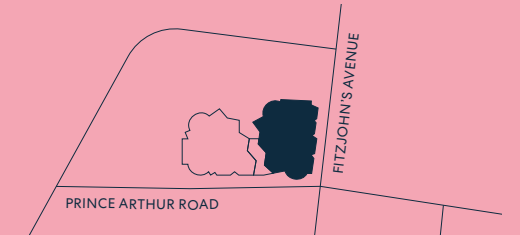
DIMENSIONS

	126 sq m	1,353 sq ft
Total area		
Living/Dining/Kitchen	5,577 x 7,900mm	18'3" x 25'9"
Master Bedroom	3,283 x 4,030mm	10'8" x 13'2"
Dressing Room	2,276 x 3,131mm	7'5" x 10'3"
En-Suite	2,632 x 1,786mm	8'6" x 5'9"
Bedroom	4,066 x 3,188mm	13'3" x 10'5"
Bathroom	2,889 x 2,426mm	9'5" x 8'0"
Library	3,100 x 4,239mm	10'2" x 13'9"
Terrace	10,088 x 1,950mm	33'1" x 6'4"

GROUND FLOOR PLAN



LOCATION PLAN



Nº. 7/29

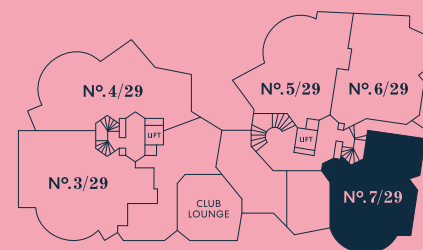
TWO BEDROOM
Ground Floor



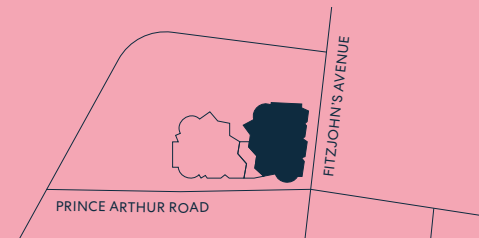
DIMENSIONS

	130 sq m	1,395 sq ft
Total area		
Living/Dining/Kitchen	9,984 x 5,496mm	32'8" x 18'0"
Master Bedroom	3,988 x 4,612mm	13'1" x 15'1"
Dressing Room	1,548 x 3,903mm	5'1" x 12'8"
En-Suite	2,296 x 2,660mm	7'5" x 8'7"
Bedroom	4,581 x 3,493mm	15'0" x 11'5"
Shower Room	2,634 x 1,960mm	8'6" x 6'4"
Library	2,936 x 3,534mm	9'6" x 11'6"
Terrace	11,491 x 1,950mm	37'7" x 6'4"

GROUND FLOOR PLAN



LOCATION PLAN



Nº. 8/29

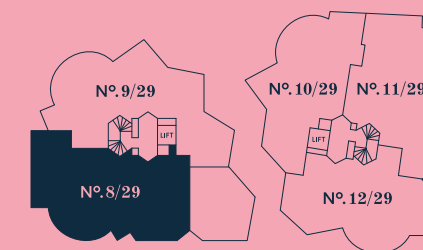
THREE BEDROOM
First Floor



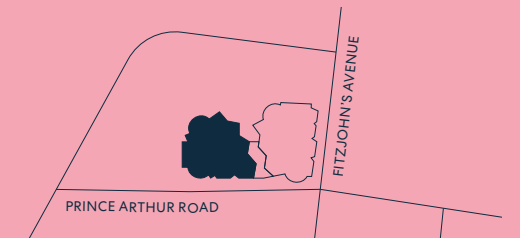
DIMENSIONS

	204 sq m	2,195 sq ft
Total area		
Living/Dining/Kitchen	10,828 x 5,583mm	35'5" x 18'3"
Master Bedroom	5,550 x 3,163mm	18'2" x 10'4"
Dressing Room	3,081 x 1,800mm	10'1" x 5'9"
En-Suite	2,450 x 2,795mm	8'0" x 9'2"
Bedroom 2	4,327 x 3,696mm	14'2" x 12'1"
Dressing Room	1,774 x 1,207mm	5'8" x 4'0"
Bathroom	2,200 x 2,810mm	7'2" x 9'2"
Bedroom 3	4,456 x 4,905mm	14'6" x 16'1"
Library	4,293 x 3,093mm	14'1" x 10'1"

FIRST FLOOR PLAN

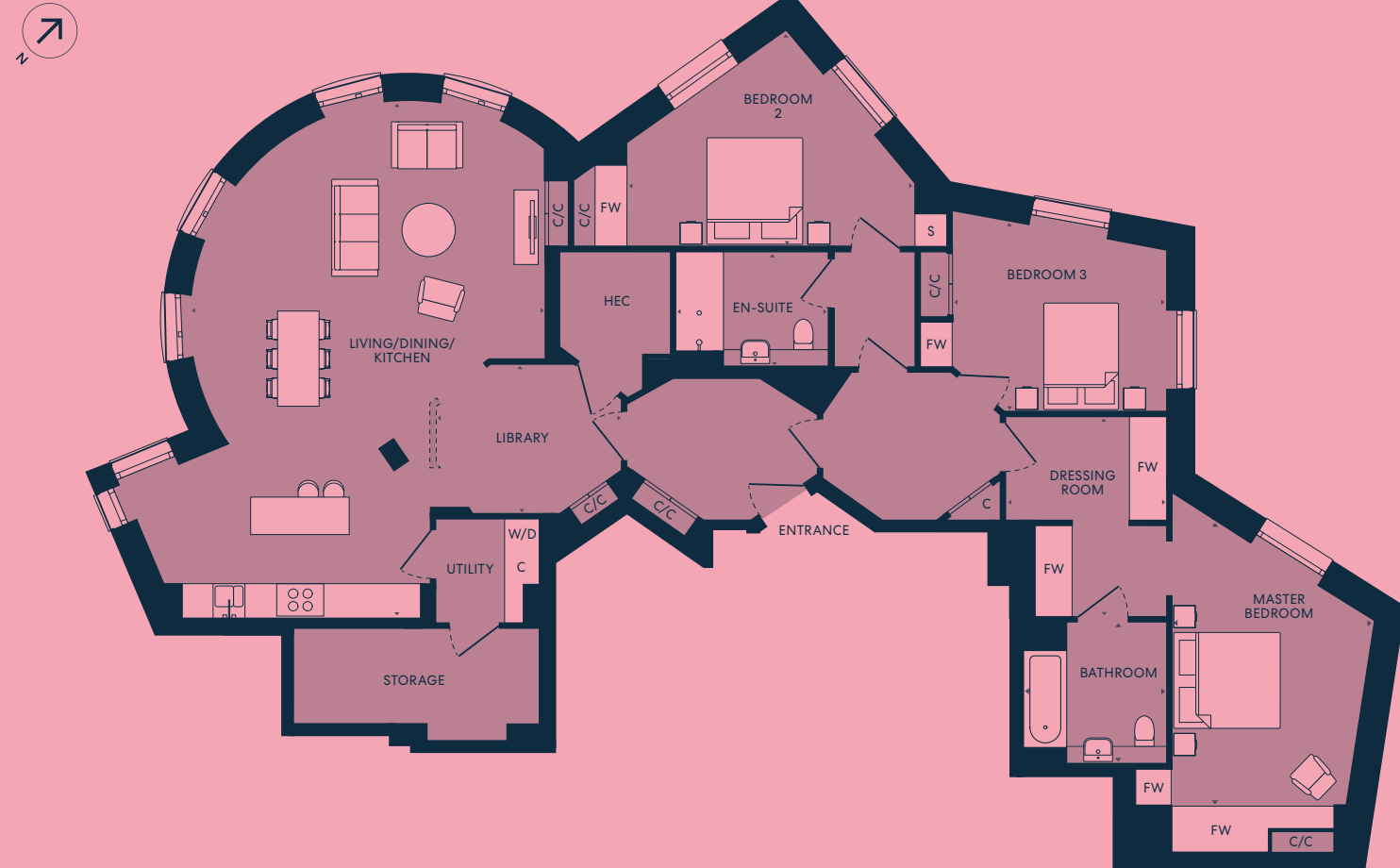


LOCATION PLAN



Nº. 9/29

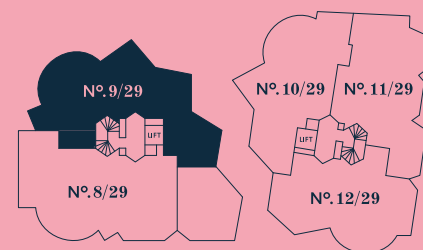
THREE BEDROOM
First Floor



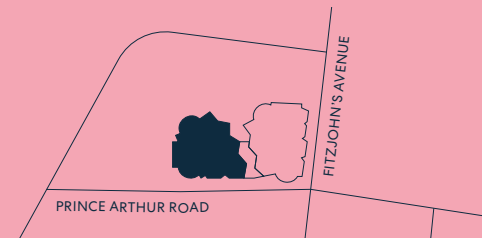
DIMENSIONS

	180 sq m	1,941 sq ft
Total area		
Living/Dining/Kitchen	6,676 x 9,824mm	21'9" x 32'2"
Master Bedroom	3,791 x 5,318mm	12'4" x 17'4"
Dressing Room	3,014 x 3,731mm	9'9" x 12'2"
En-Suite	2,861 x 2,130mm	9'4" x 7'0"
Bedroom 2	5,421 x 4,064mm	17'8" x 13'3"
Bedroom 3	4,021 x 3,590mm	13'2" x 11'8"
Bathroom	2,670 x 2,640mm	8'8" x 8'7"
Library	3,490 x 2,807mm	11'5" x 9'2"

FIRST FLOOR PLAN

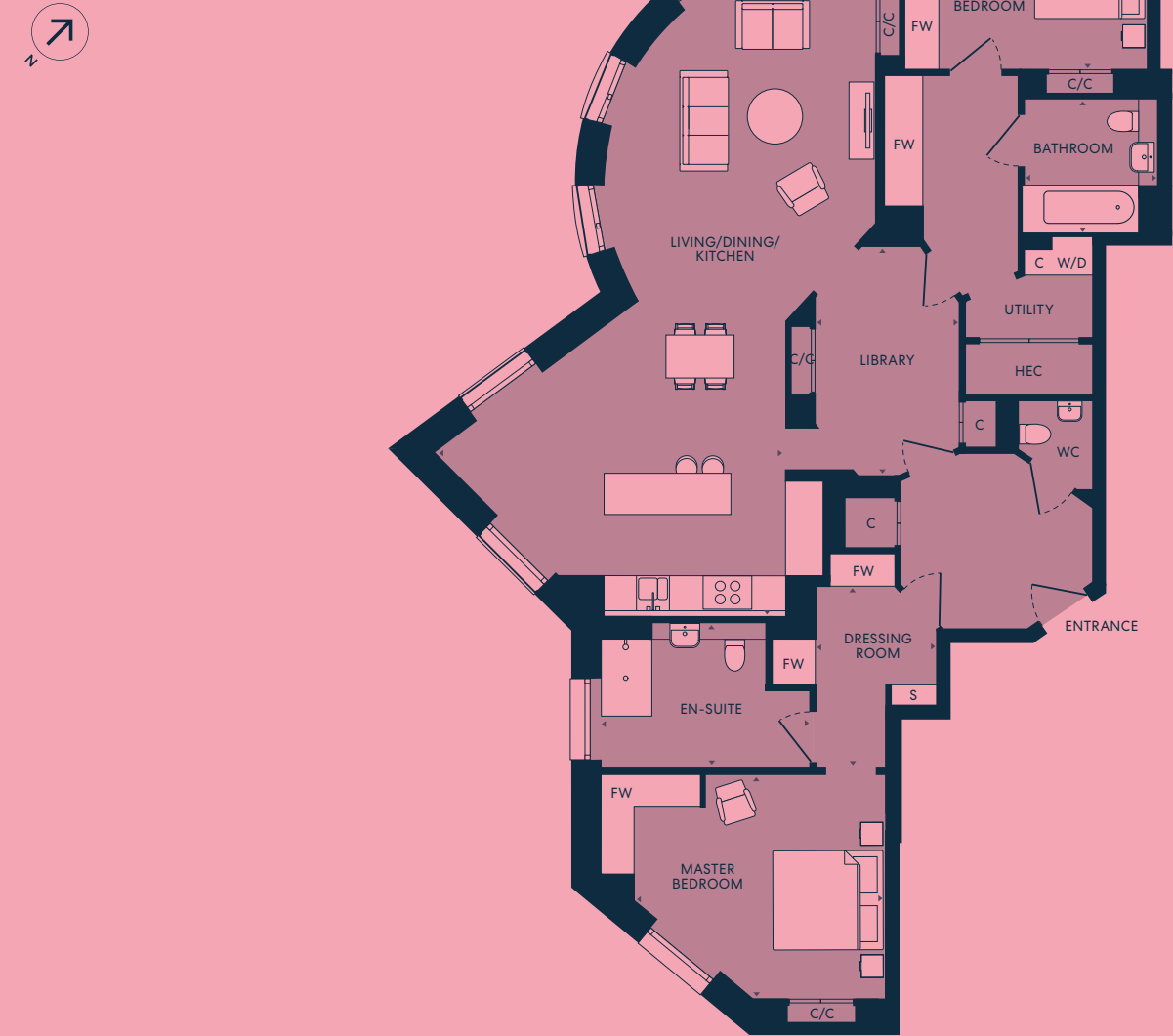


LOCATION PLAN



Nº. 10/29

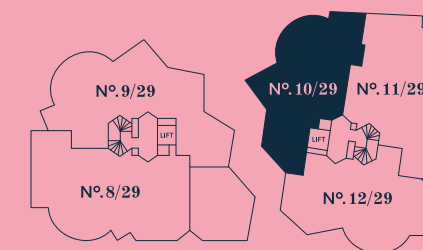
TWO BEDROOM
First Floor



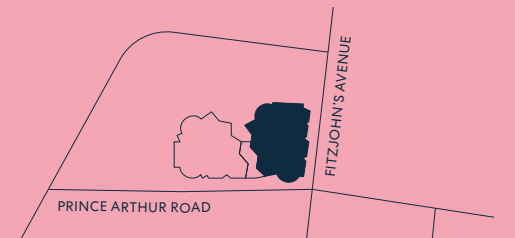
DIMENSIONS

	160 sq m	1,719 sq ft
Total area		
Living/Dining/Kitchen	6,392 x 11,950mm	21'0" x 39'2"
Master Bedroom	4,600 x 4,062mm	15'1" x 13'3"
Dressing Room	2,236 x 3,310mm	7'3" x 10'9"
En-Suite	3,800 x 2,623mm	12'5" x 8'6"
Bedroom	3,794 x 3,230mm	9'2" x 10'6"
Bathroom	2,400 x 2,370mm	7'9" x 7'8"
Library	2,600 x 4,160mm	8'5" x 13'6"

FIRST FLOOR PLAN

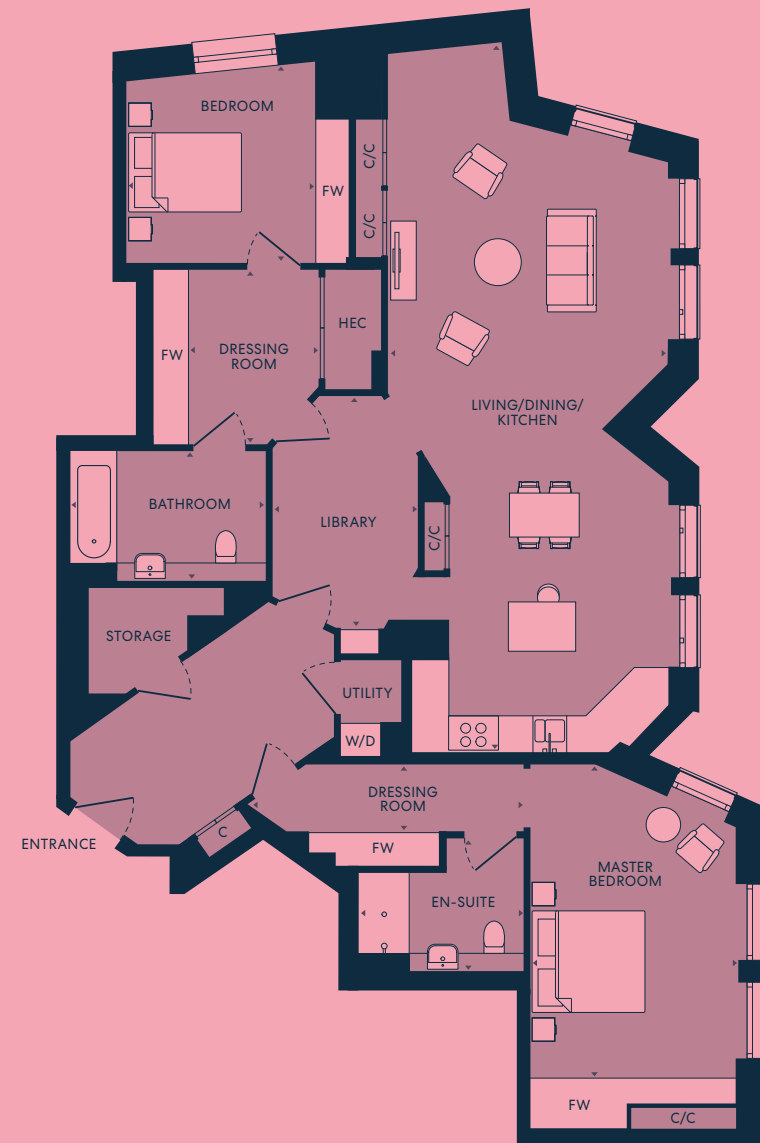


LOCATION PLAN



Nº. 11/29

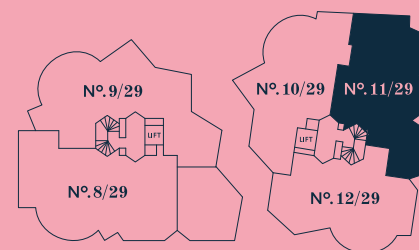
TWO BEDROOM
First Floor



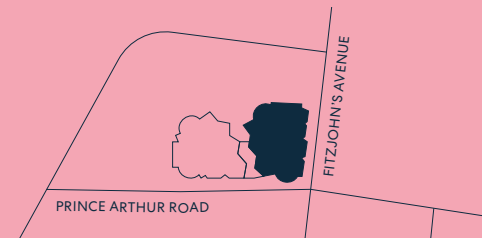
DIMENSIONS

Total area	161 sq m	1,731 sq ft
Living/Dining/Kitchen	5,060 x 12,660mm	16'6" x 41'5"
Master Bedroom	3,614 x 5,585mm	11'9" x 18'3"
Dressing Room	4,970 x 1,200mm	16'3" x 3'9"
En-Suite	2,940 x 2,350mm	9'6" x 7'7"
Bedroom	3,980 x 3,560mm	13'1" x 11'7"
Dressing Room	2,390 x 3,123mm	7'8" x 10'2"
Bathroom	3,490 x 2,290mm	11'5" x 7'5"
Library	2,600 x 4,131mm	8'5" x 13'6"

FIRST FLOOR PLAN



LOCATION PLAN



Nº. 12/29

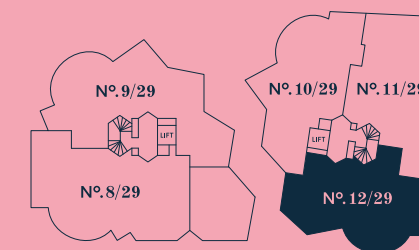
TWO BEDROOM
First Floor



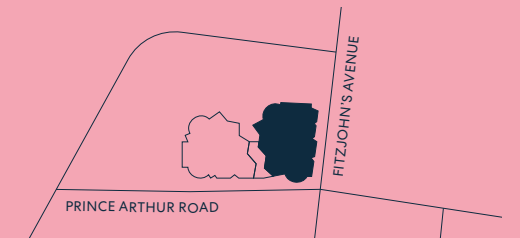
DIMENSIONS

Total area	159 sq m	1,709 sq ft
Living/Dining/Kitchen	13,965 x 5,478mm	45'8" x 18'0"
Master Bedroom	3,126 x 5,730mm	10'2" x 18'8"
Dressing Room	3,022 x 2,193mm	9'9" x 7'2"
En-Suite	2,660 x 1,742mm	8'7" x 5'7"
Bedroom	3,191 x 3,961mm	10'4" x 13'0"
Bathroom	2,782 x 2,591mm	9'1" x 8'5"
Library	3,670 x 3,970mm	12'0" x 13'0"

FIRST FLOOR PLAN

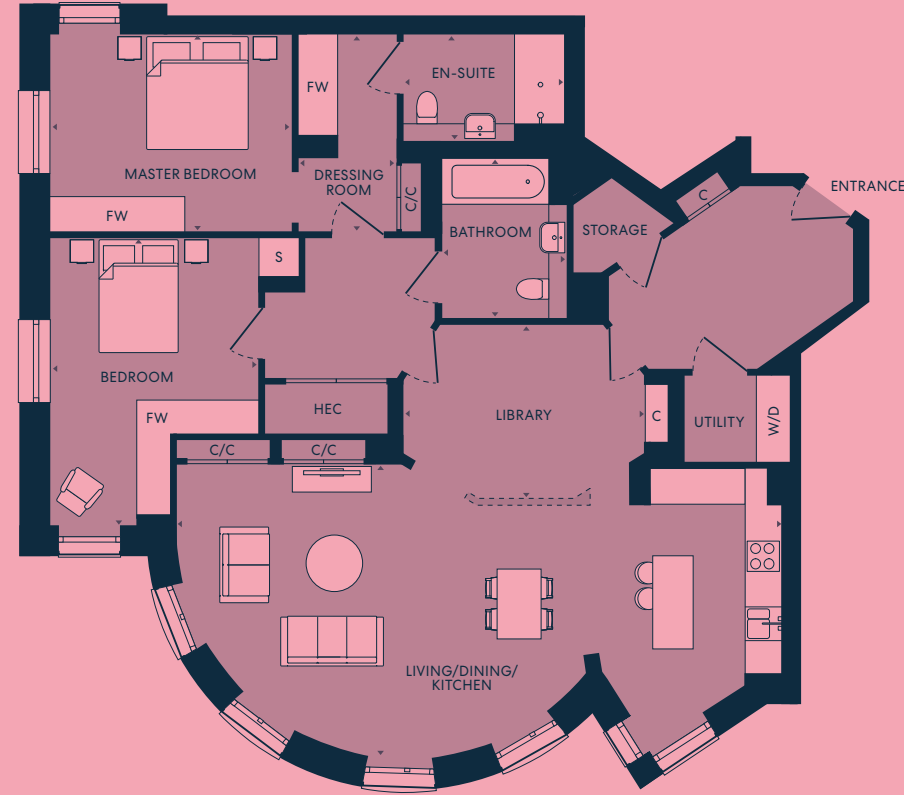


LOCATION PLAN



Nº. 13/29

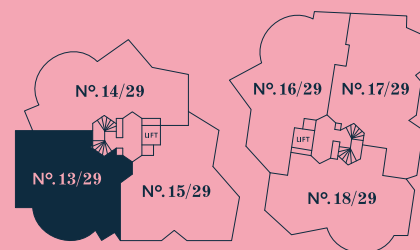
TWO BEDROOM
Second Floor



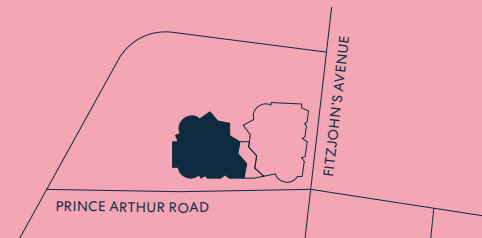
DIMENSIONS

	146 sq m	1,576 sq ft
Total area		
Living/Dining/Kitchen	10,793 x 5,236mm	35'4" x 17'2"
Master Bedroom	4,291 x 3,500mm	14'1" x 11'5"
Dressing Room	1,750 x 3,474mm	5'7" x 11'4"
En-Suite	2,883 x 2,058mm	9'5" x 6'8"
Bedroom	3,679 x 5,120mm	12'1" x 16'8"
Bathroom	2,200 x 2,840mm	7'2" x 9'3"
Library	4,293 x 3,093mm	14'1" x 10'1"

SECOND FLOOR PLAN

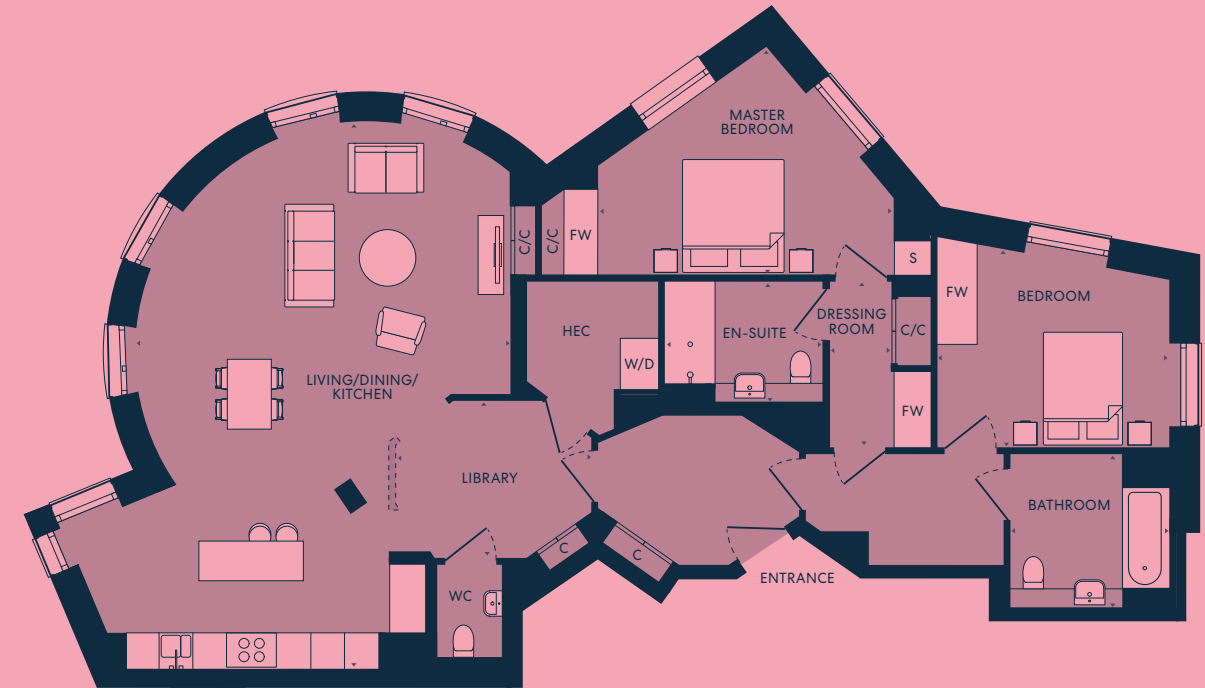


LOCATION PLAN



Nº. 14/29

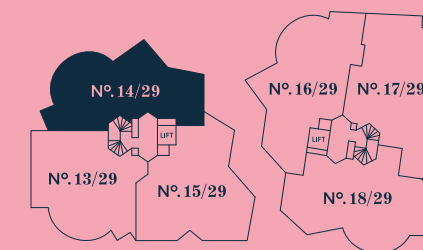
TWO BEDROOM
Second Floor



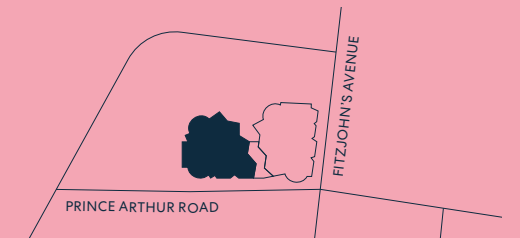
DIMENSIONS

	148 sq m	1,589 sq ft
Total area		
Living/Dining/Kitchen	6,674 x 9,741mm	21'9" x 32'0"
Master Bedroom	5,282 x 4,063mm	17'3" x 13'3"
Dressing Room	1,125 x 2,953mm	3'7" x 9'7"
En-Suite	2,815 x 2,107mm	9'2" x 6'9"
Bedroom	4,155 x 3,457mm	13'6" x 11'3"
Bathroom	2,819 x 2,700mm	9'2" x 8'9"
Library	3,490 x 2,785mm	11'5" x 9'1"

SECOND FLOOR PLAN

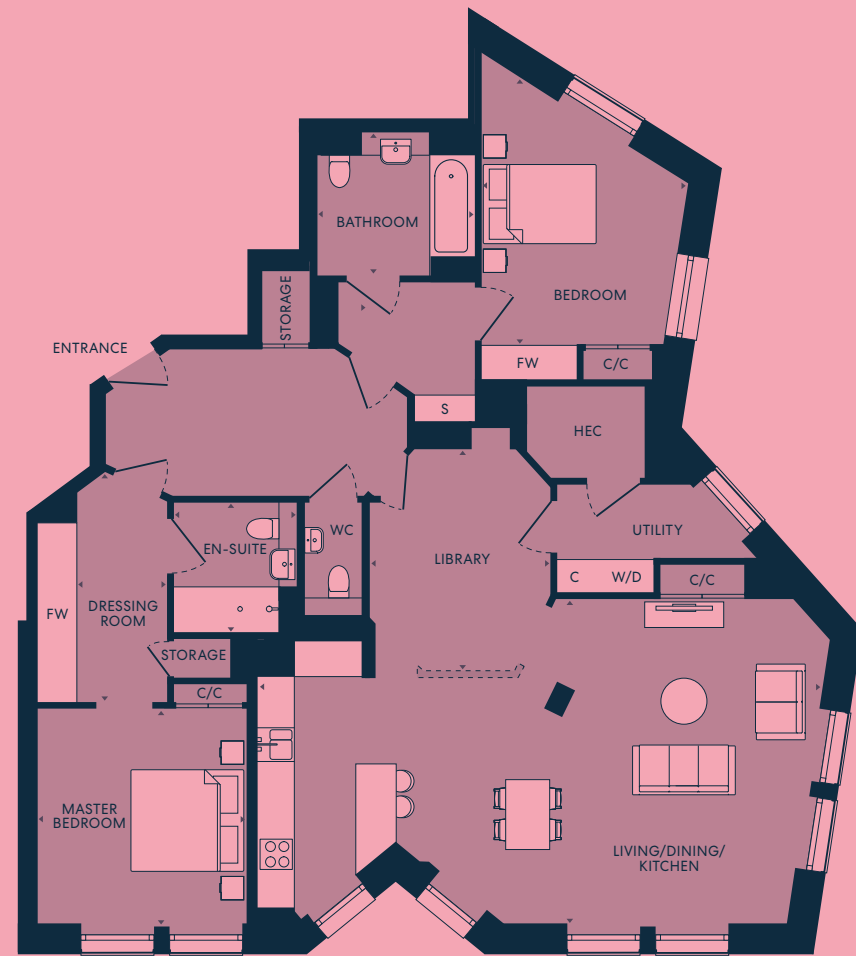


LOCATION PLAN



Nº. 15/29

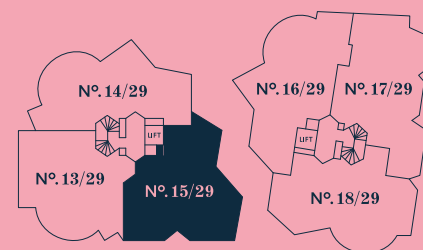
TWO BEDROOM
Second Floor



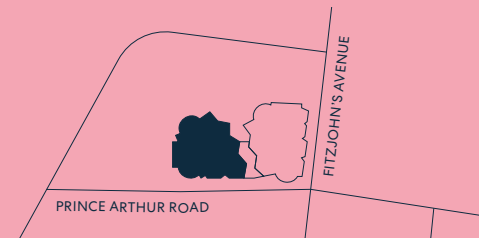
DIMENSIONS

	157 sq m	1,687 sq ft
Total area		
Living/Dining/Kitchen	10,003 x 5,788mm	32'8" x 19'0"
Master Bedroom	3,828 x 3,723mm	12'6" x 12'2"
Dressing Room	1,600 x 4,092mm	5'2" x 13'4"
En-Suite	2,166 x 2,296mm	7'1" x 7'5"
Bedroom	3,670 x 4,367mm	12'0" x 14'3"
Bathroom	2,843 x 2,550mm	9'3" x 8'4"
Library	3,226 x 3,952mm	10'6" x 13'0"

SECOND FLOOR PLAN



LOCATION PLAN



Nº. 16/29

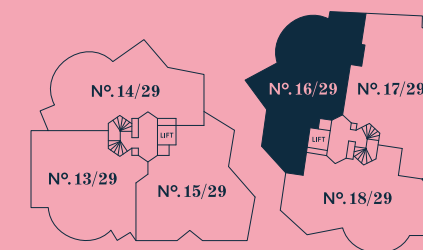
TWO BEDROOM
Second Floor



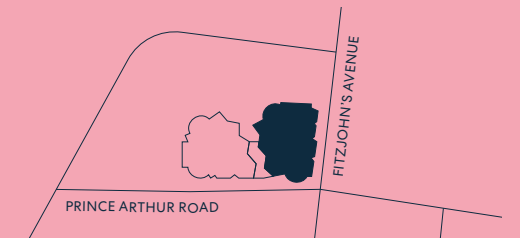
DIMENSIONS

	160 sq m	1,719 sq ft
Total area		
Living/Dining/Kitchen	6,392 x 11,950mm	21'0" x 39'2"
Master Bedroom	4,600 x 4,062mm	15'1" x 13'3"
Dressing Room	2,236 x 3,310mm	7'3" x 10'9"
En-Suite	3,800 x 2,623mm	12'5" x 8'6"
Bedroom	3,794 x 3,230mm	9'2" x 10'6"
Bathroom	2,400 x 2,370mm	7'9" x 7'8"
Library	2,600 x 4,160mm	8'5" x 13'6"

SECOND FLOOR PLAN

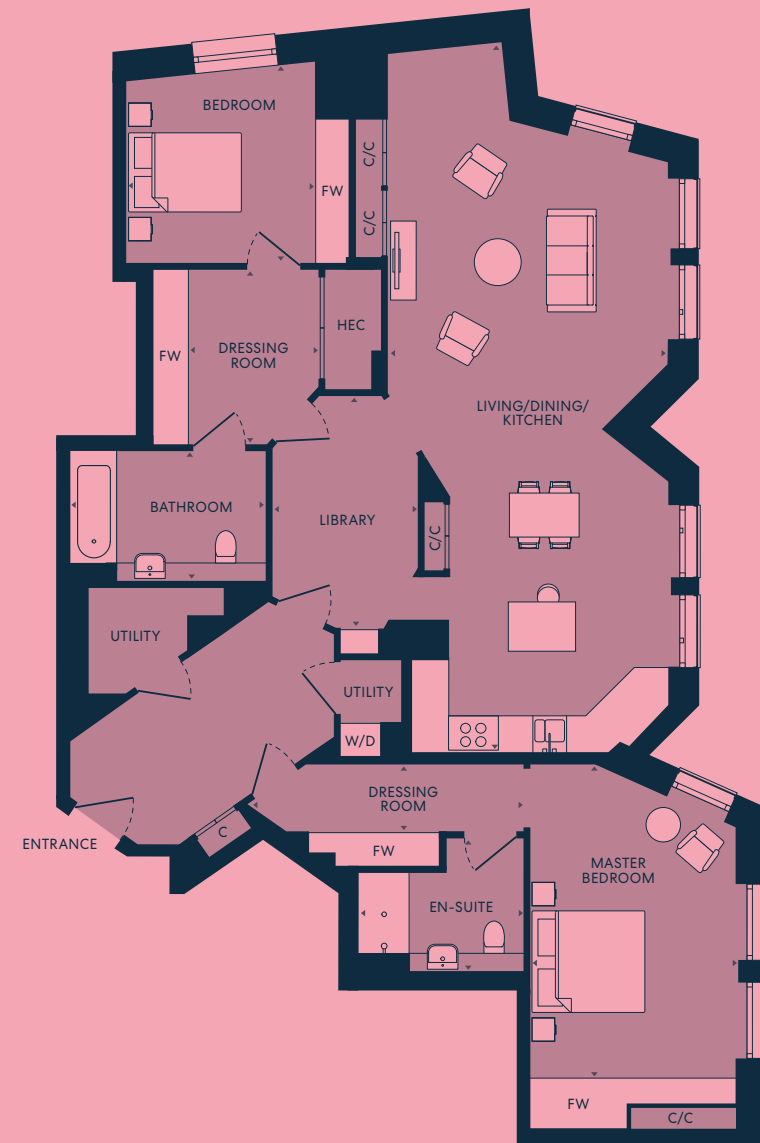


LOCATION PLAN



Nº. 17/29

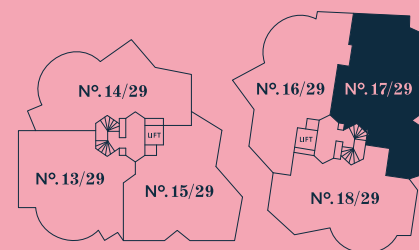
TWO BEDROOM
Second Floor



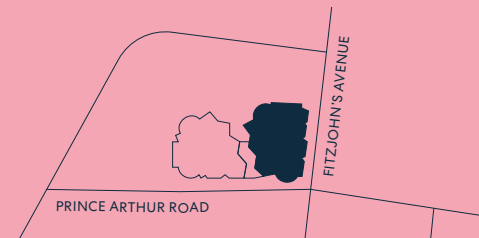
DIMENSIONS

	161 sq m	1,731 sq ft
Total area		
Living/Dining/Kitchen	5,060 x 12,660mm	16'6" x 41'5"
Master Bedroom	3,614 x 5,585mm	11'9" x 18'3"
Dressing Room	4,970 x 1,200mm	16'3" x 3'9"
En-Suite	2,940 x 2,350mm	9'6" x 7'7"
Bedroom	3,980 x 3,560mm	13'1" x 11'7"
Dressing Room	2,390 x 3,123mm	7'8" x 10'2"
Bathroom	3,490 x 2,290mm	11'5" x 7'5"
Library	2,600 x 4,131mm	8'5" x 13'6"

SECOND FLOOR PLAN



LOCATION PLAN



Nº. 18/29

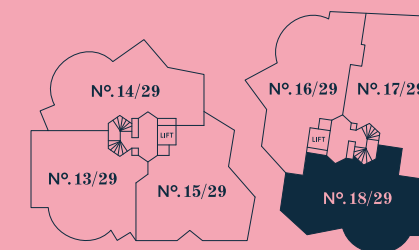
TWO BEDROOM
Second Floor



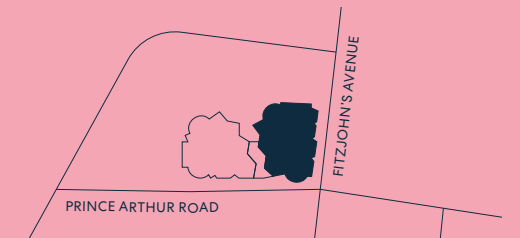
DIMENSIONS

	159 sq m	1,709 sq ft
Total area		
Living/Kitchen	13,965 x 5,478mm	45'8" x 18'0"
Master Bedroom	3,126 x 5,730mm	10'2" x 18'8"
Dressing Room	3,022 x 2,193mm	9'9" x 7'2"
En-Suite	2,660 x 1,742mm	8'7" x 5'7"
Bedroom	3,191 x 3,961mm	10'4" x 13'0"
Bathroom	2,782 x 2,591mm	9'1" x 8'5"
Library	3,670 x 3,970mm	12'0" x 13'0"

SECOND FLOOR PLAN

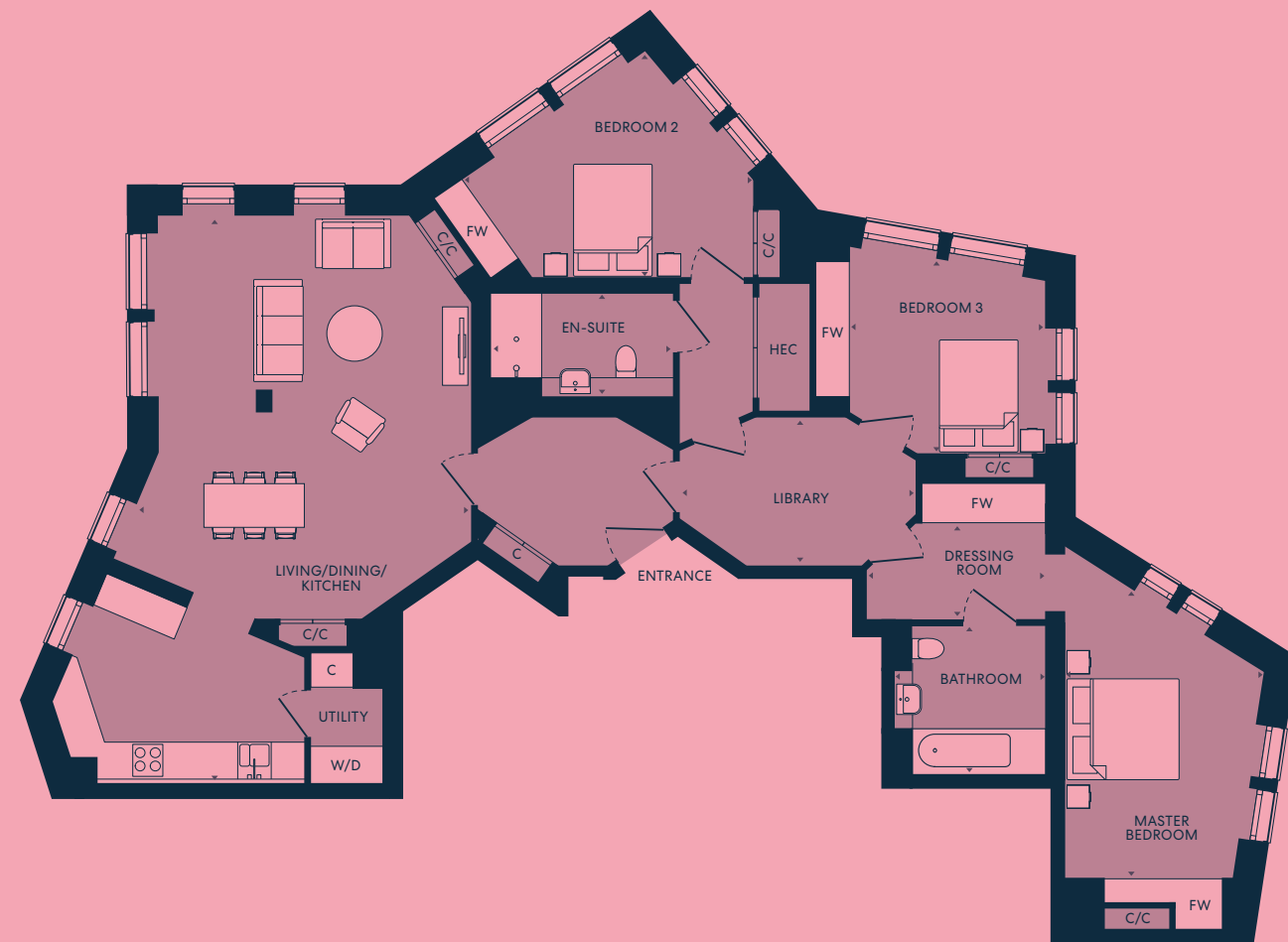


LOCATION PLAN



Nº. 19/29

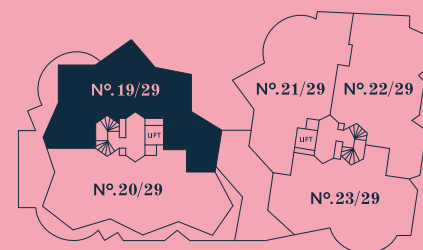
THREE BEDROOM
Third Floor



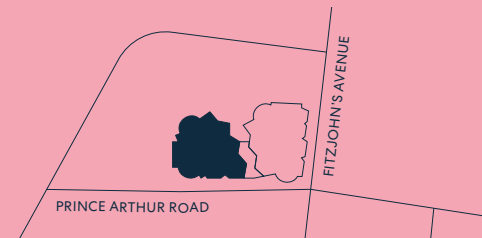
DIMENSIONS

	165 sq m	1,774 sq ft
Total area		
Living/Dining/Kitchen	5,980 x 10,084mm	19'6" x 33'1"
Master Bedroom	3,555 x 6,157mm	11'7" x 20'2"
Dressing Room	3,187 x 1,714mm	10'5" x 5'6"
Bathroom	2,732 x 2,618mm	9'0" x 8'6"
Bedroom 2	4,880 x 4,064mm	16'0" x 13'3"
En-Suite	3,246 x 1,812mm	10'6" x 5'9"
Bedroom 3	3,500 x 3,500mm	11'5" x 11'5"
Library	4,231 x 2,655mm	13'9" x 8'7"

THIRD FLOOR PLAN

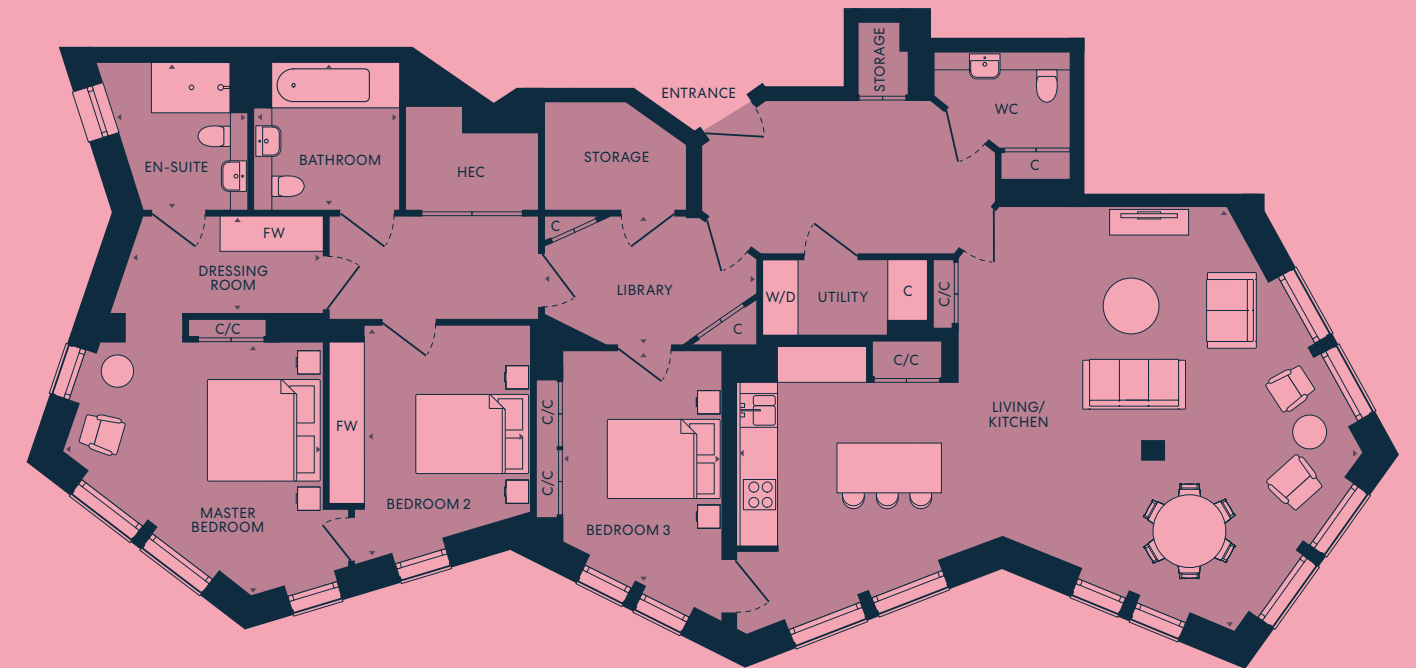


LOCATION PLAN



Nº. 20/29

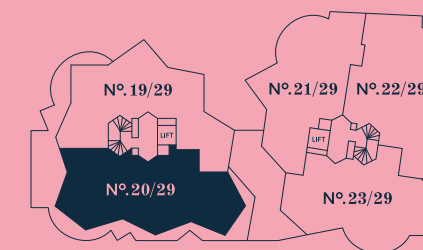
THREE BEDROOM
Third Floor



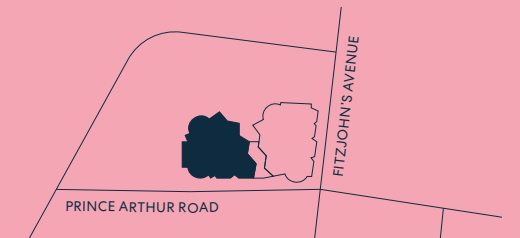
DIMENSIONS

	183 sq m	1,969 sq ft
Total area		
Living/Kitchen	11,063 x 7,486mm	36'3" x 24'6"
Master Bedroom	4,656 x 4,485mm	15'3" x 14'7"
Dressing Room	3,518 x 1,700mm	11'5" x 5'6"
En-Suite	2,077 x 2,582mm	6'8" x 8'5"
Bedroom 2	2,950 x 4,033mm	9'7" x 13'2"
Bedroom 3	2,843 x 4,075mm	9'3" x 13'4"
Bathroom	2,560 x 2,574mm	8'4" x 8'4"
Library	3,755 x 2,285mm	12'3" x 7'5"

THIRD FLOOR PLAN



LOCATION PLAN



Nº. 21/29

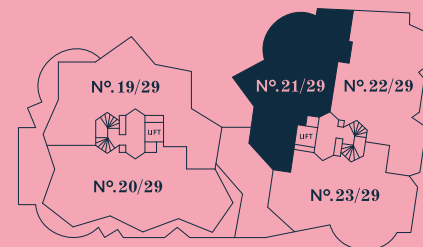
TWO BEDROOM
Third Floor



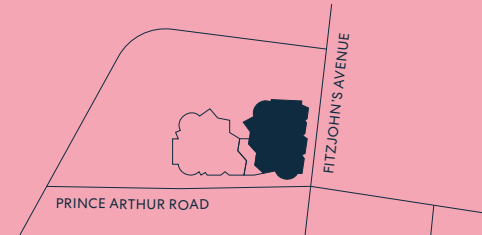
DIMENSIONS

	160 sq m	1,724 sq ft
Total area	6,392 x 11,950mm	21'0" x 39'2"
Living/Dining/Kitchen	4,600 x 4,062mm	15'1" x 13'3"
Master Bedroom	2,236 x 3,310mm	7'3" x 10'9"
Dressing Room	3,800 x 2,623mm	12'5" x 8'6"
En-Suite	3,794 x 3,230mm	9'2" x 10'6"
Bedroom	2,400 x 2,370mm	7'9" x 7'8"
Bathroom		

THIRD FLOOR PLAN

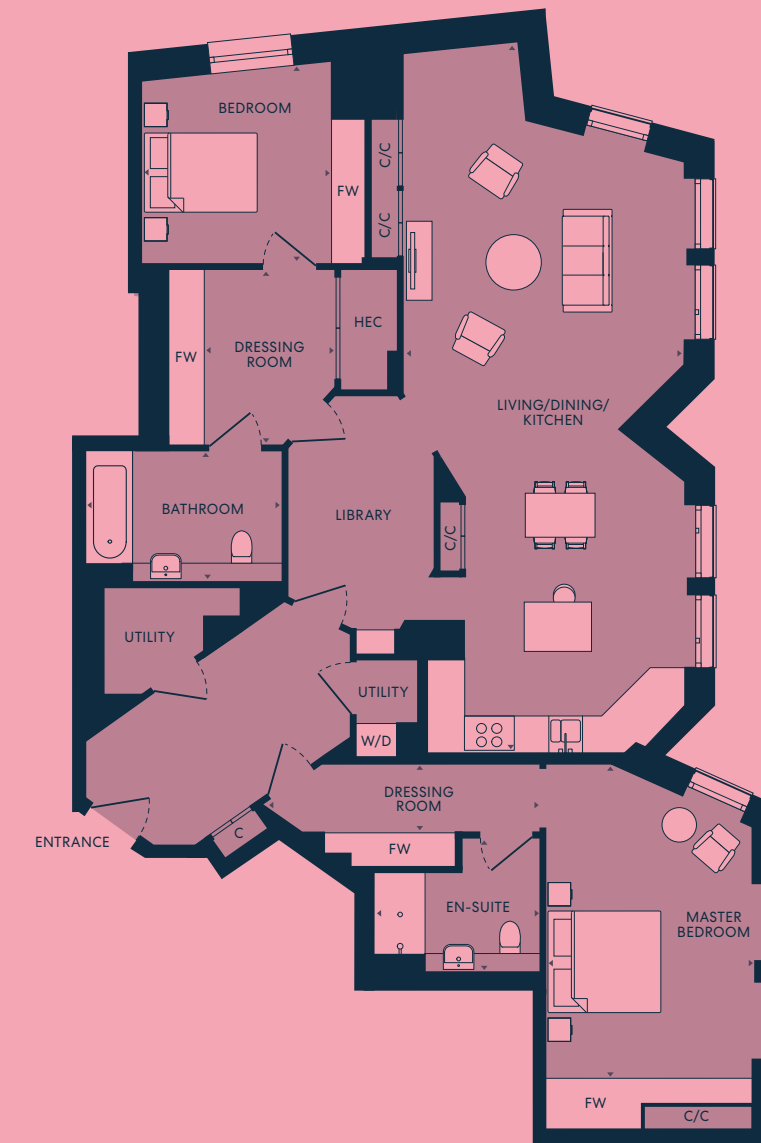


LOCATION PLAN



Nº. 22/29

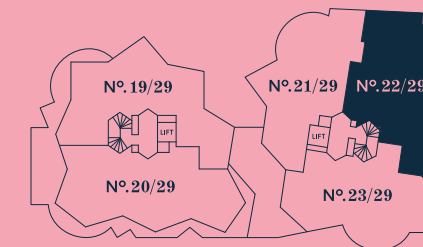
TWO BEDROOM
Third Floor



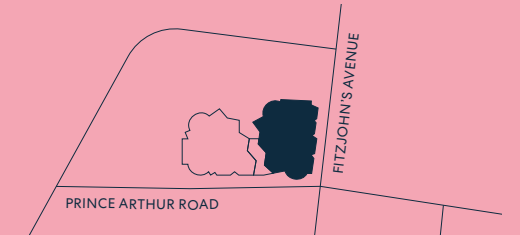
DIMENSIONS

	161 sq m	1,730 sq ft
Total area	5,060 x 12,660mm	16'6" x 41'5"
Living/Dining/Kitchen	3,614 x 5,585mm	11'9" x 18'3"
Master Bedroom	4,970 x 1,200mm	16'3" x 3'9"
Dressing Room	2,940 x 2,350mm	9'6" x 7'7"
En-Suite	3,980 x 3,560mm	13'1" x 11'7"
Bedroom	2,390 x 3,123mm	7'8" x 10'2"
Dressing Room	3,490 x 2,290mm	11'5" x 7'5"
Bathroom	2,600 x 4,131mm	8'5" x 13'6"
Library		

THIRD FLOOR PLAN



LOCATION PLAN



Nº. 23/29

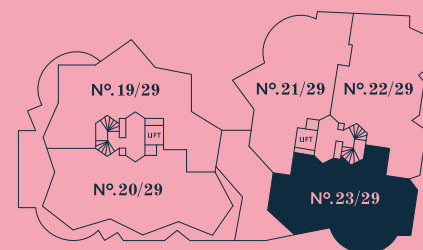
TWO BEDROOM
Third Floor



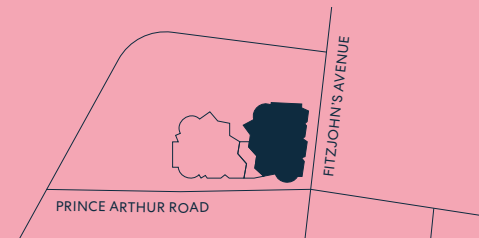
DIMENSIONS

Room	Dimensions (mm)	Dimensions (ft)
Total area	159 sq m	1,709 sq ft
Living/Kitchen	13,965 x 5,478mm	45'8" x 18'0"
Dining	3,670 x 3,970mm	12'0" x 13'0"
Master Bedroom	3,126 x 5,730mm	10'2" x 18'8"
Dressing Room	3,022 x 2,193mm	9'9" x 7'2"
En-Suite	2,660 x 1,742mm	8'7" x 5'7"
Bedroom	3,191 x 3,961mm	10'4" x 13'0"
Bathroom	2,782 x 2,591mm	9'1" x 8'5"

THIRD FLOOR PLAN

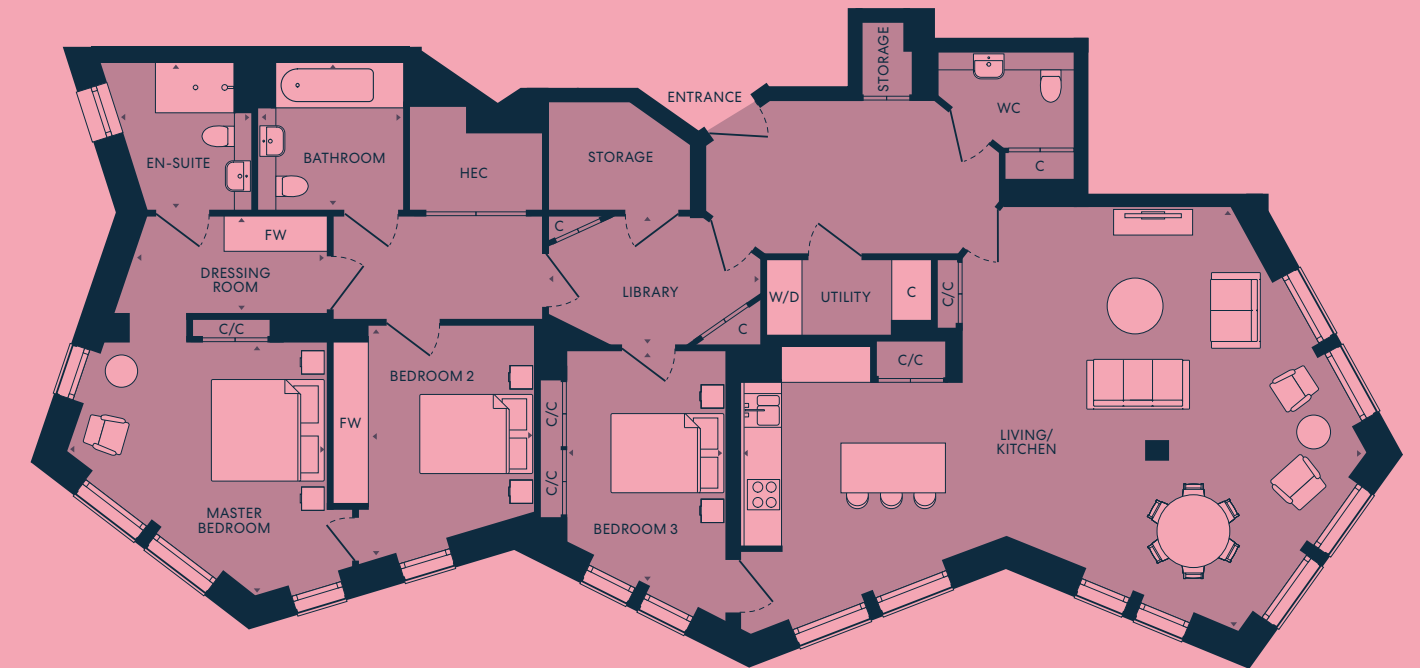


LOCATION PLAN



Nº. 24/29

THREE BEDROOM
Fourth Floor



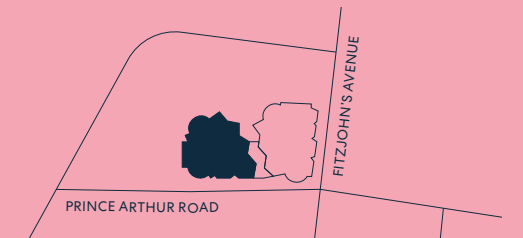
DIMENSIONS

Room	Dimensions (mm)	Dimensions (ft)
Total area	183 sq m	1,968 sq ft
Living/Kitchen	11,063 x 7,486mm	36'3" x 24'6"
Master Bedroom	4,656 x 4,485mm	15'3" x 14'7"
Dressing Room	3,518 x 1,700mm	11'5" x 5'6"
En-Suite	2,077 x 2,582mm	6'8" x 8'5"
Bedroom 2	2,950 x 4,033mm	9'7" x 13'2"
Bedroom 3	2,843 x 4,075mm	9'3" x 13'4"
Bathroom	2,560 x 2,574mm	8'4" x 8'4"
Library	3,755 x 2,285mm	12'3" x 7'5"

FOURTH FLOOR PLAN

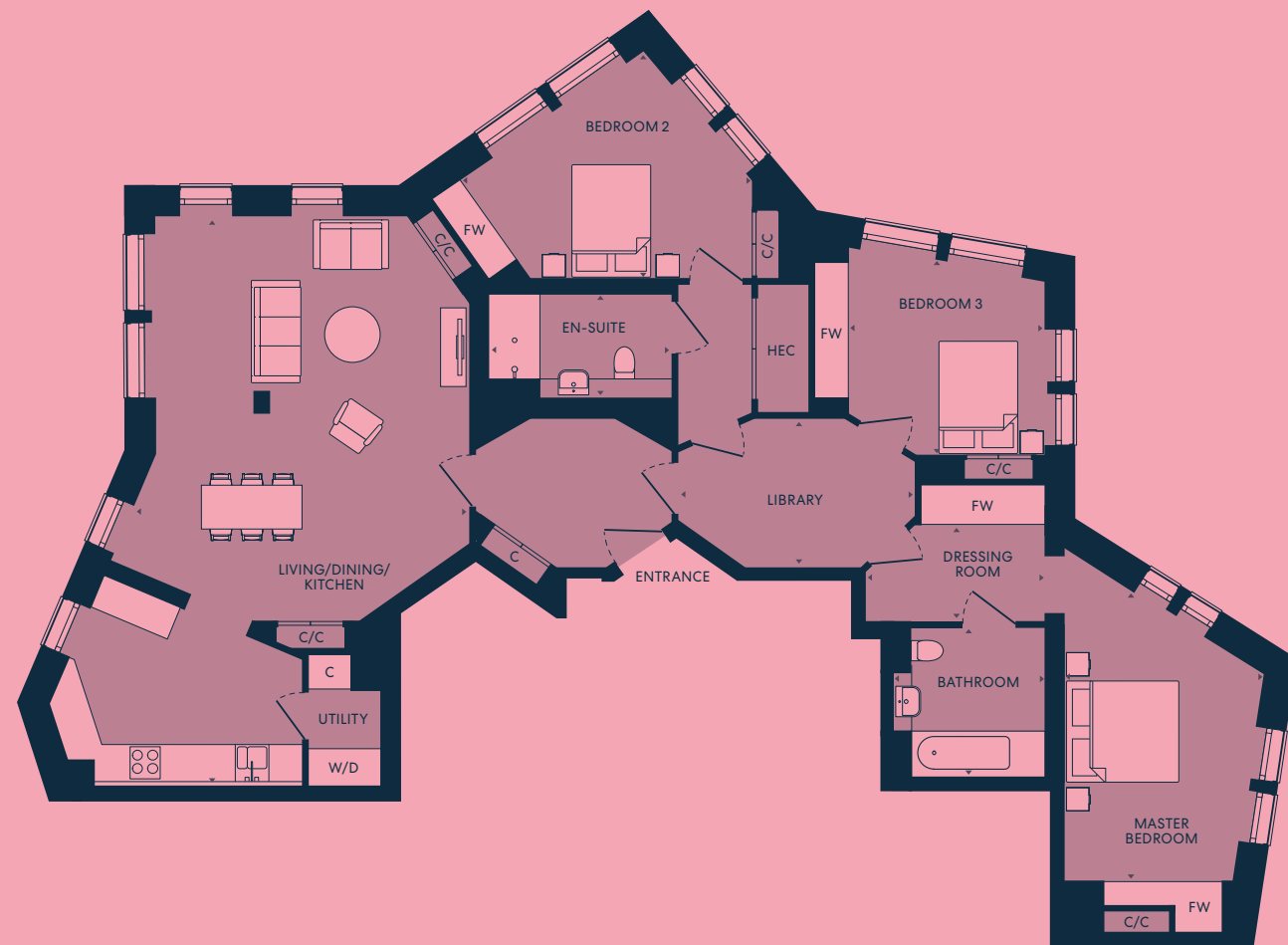


LOCATION PLAN



Nº. 25/29

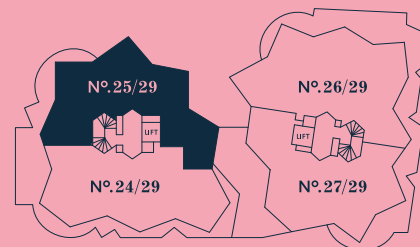
THREE BEDROOM
Fourth Floor



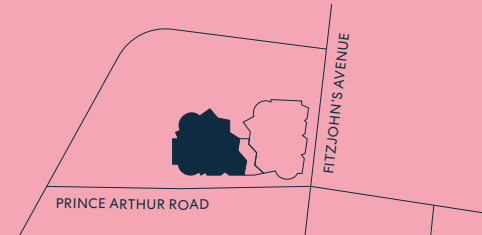
DIMENSIONS

	165 sq m	1,772 sq ft
Total area		
Living/Dining/Kitchen	5,980 x 10,084mm	19'6" x 33'1"
Master Bedroom	3,555 x 6,157mm	11'7" x 20'2"
Dressing Room	3,187 x 1,714mm	10'5" x 5'6"
Bathroom	2,732 x 2,618mm	9'0" x 8'6"
Bedroom 2	4,880 x 4,064mm	16'0" x 13'3"
En-Suite	3,246 x 1,812mm	10'6" x 5'9"
Bedroom 3	3,500 x 3,500mm	11'5" x 11'5"
Library	4,231 x 2,655mm	13'9" x 8'7"

FOURTH FLOOR PLAN

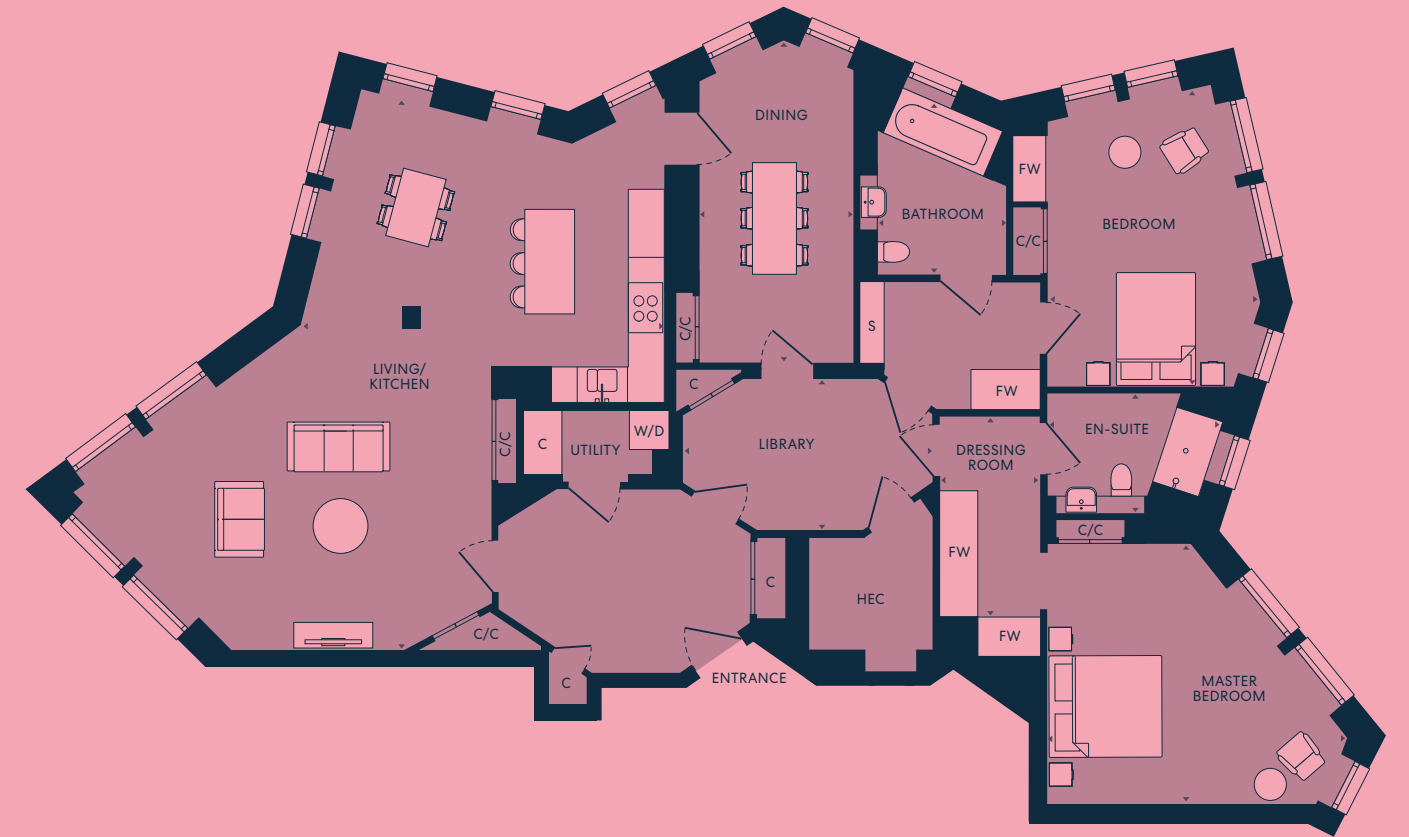


LOCATION PLAN



Nº. 26/29

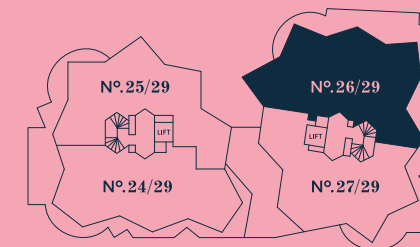
THREE BEDROOM
Fourth Floor



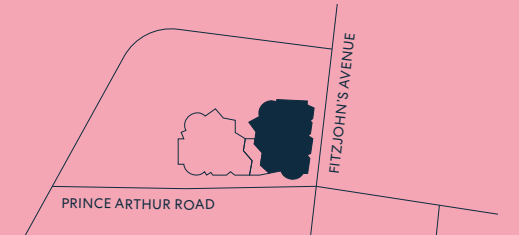
DIMENSIONS

	197 sq m	2,118 sq ft
Total area		
Living/Dining	7,775 x 8,135mm	25'5" x 26'7"
Kitchen	3,950 x 3,340mm	13'0" x 11'0"
Master Bedroom	2,920 x 5,685mm	9'6" x 18'7"
Dressing Room	2,236 x 3,740mm	7'3" x 12'3"
En-Suite	2,080 x 3,130mm	6'8" x 10'3"
Bedroom 2	5,300 x 4,172mm	17'4" x 13'7"
Dressing Room	2,173 x 2,130mm	7'1" x 7'0"
Bathroom	2,732 x 2,783mm	9'0" x 9'1"
Studio/Bedroom	2,763 x 2,650mm	9'1" x 8'7"
Library	3,765 x 2,800mm	12'4" x 9'2"

FOURTH FLOOR PLAN

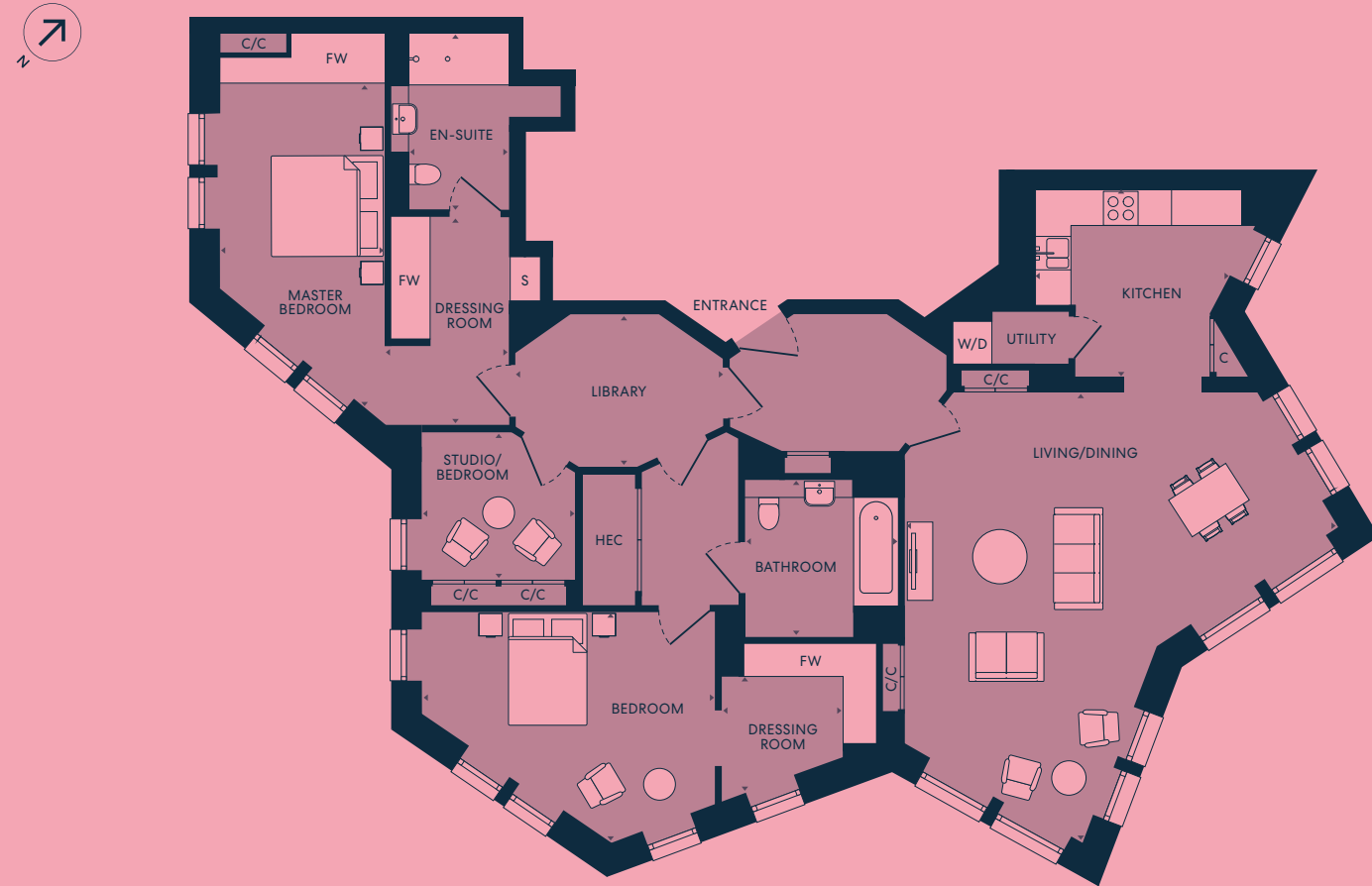


LOCATION PLAN



Nº. 27/29

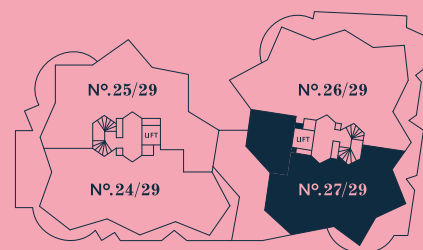
TWO BEDROOM
Fourth Floor



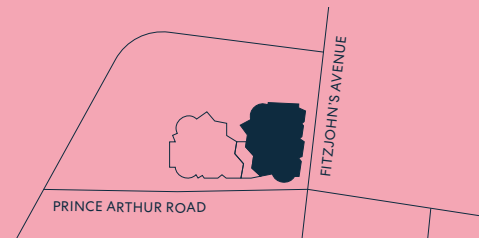
DIMENSIONS

Room	Dimensions (mm)	Dimensions (ft)
Total area	168 sq m	1,812 sq ft
Living/Dining	6,483 x 9,850mm	21'3" x 32'3"
Kitchen	2,712 x 5,750mm	8'9" x 18'9"
Master Bedroom	5,385 x 4,673mm	17'7" x 15'3"
Dressing Room	1,826 x 4,285mm	6'0" x 14'1"
En-Suite	3,115 x 2,115mm	10'2" x 6'9"
Bedroom	3,823 x 5,260mm	13'5" x 17'3"
Bathroom	2,595 x 3,022mm	8'5" x 9'9"
Library	4,450 x 2,700mm	14'6" x 8'9"

FOURTH FLOOR PLAN

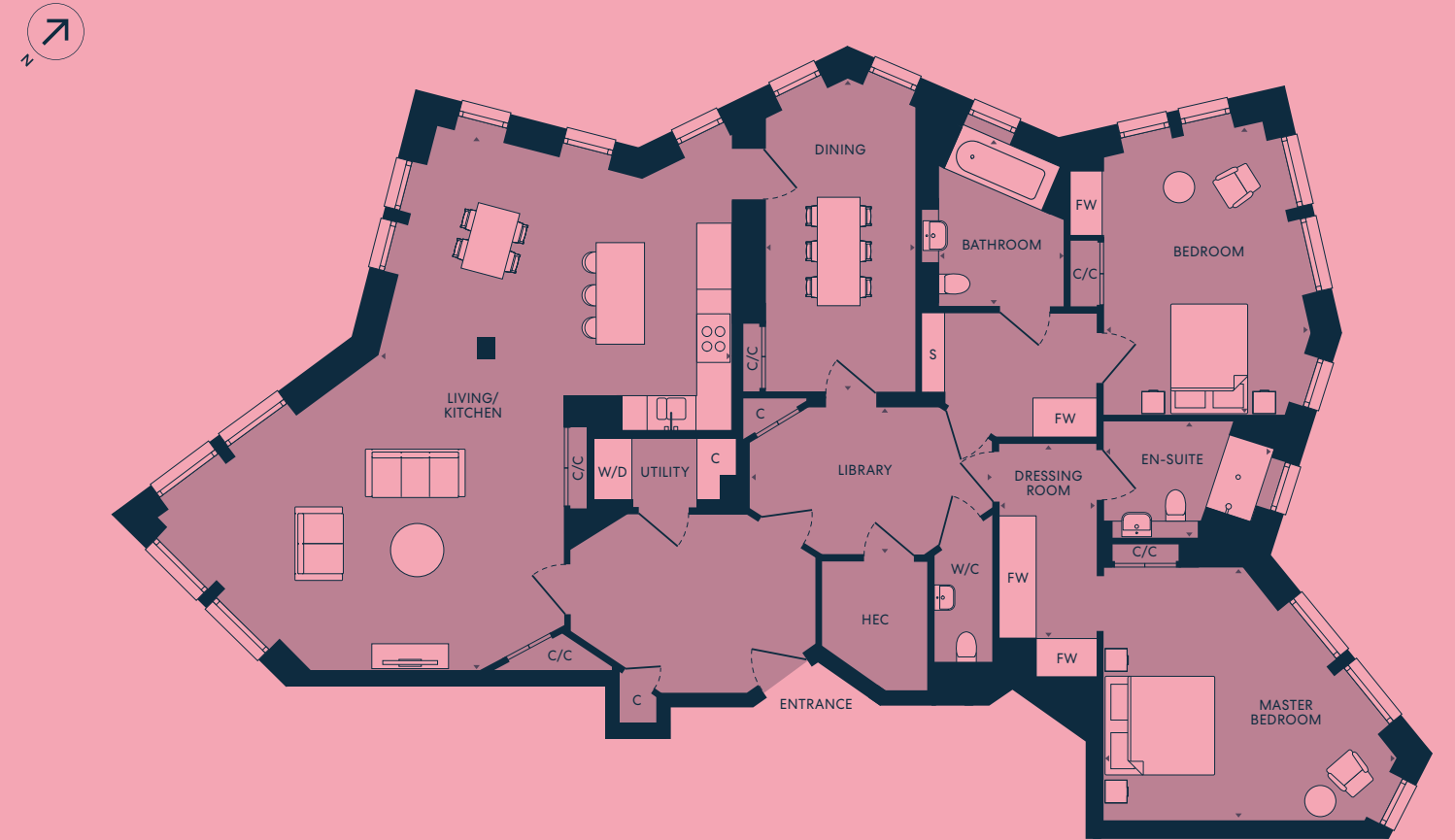


LOCATION PLAN



Nº. 28/29

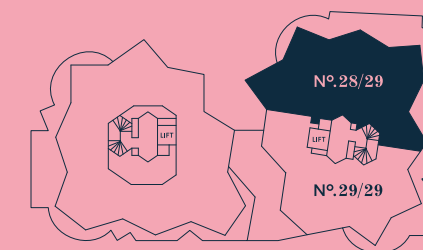
THREE BEDROOM
Fifth Floor



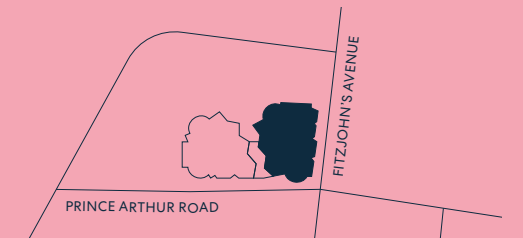
DIMENSIONS

Room	Dimensions (mm)	Dimensions (ft)
Total area	197 sq m	2,122 sq ft
Living/Dining	7,775 x 8,135mm	25'5" x 26'7"
Kitchen	3,950 x 3,340mm	13'0" x 11'0"
Master Bedroom	2,920 x 5,685mm	9'6" x 18'7"
Dressing Room	2,236 x 3,740mm	7'3" x 12'3"
En-Suite	2,080 x 3,130mm	6'8" x 10'3"
Bedroom 2	5,300 x 4,172mm	17'4" x 13'7"
Dressing Room	2,173 x 2,130mm	7'1" x 7'0"
Bathroom	2,732 x 2,783mm	9'0" x 9'1"
Studio/Bedroom	2,763 x 2,650mm	9'1" x 8'7"
Library	3,765 x 2,800mm	12'4" x 9'2"

FIFTH FLOOR PLAN

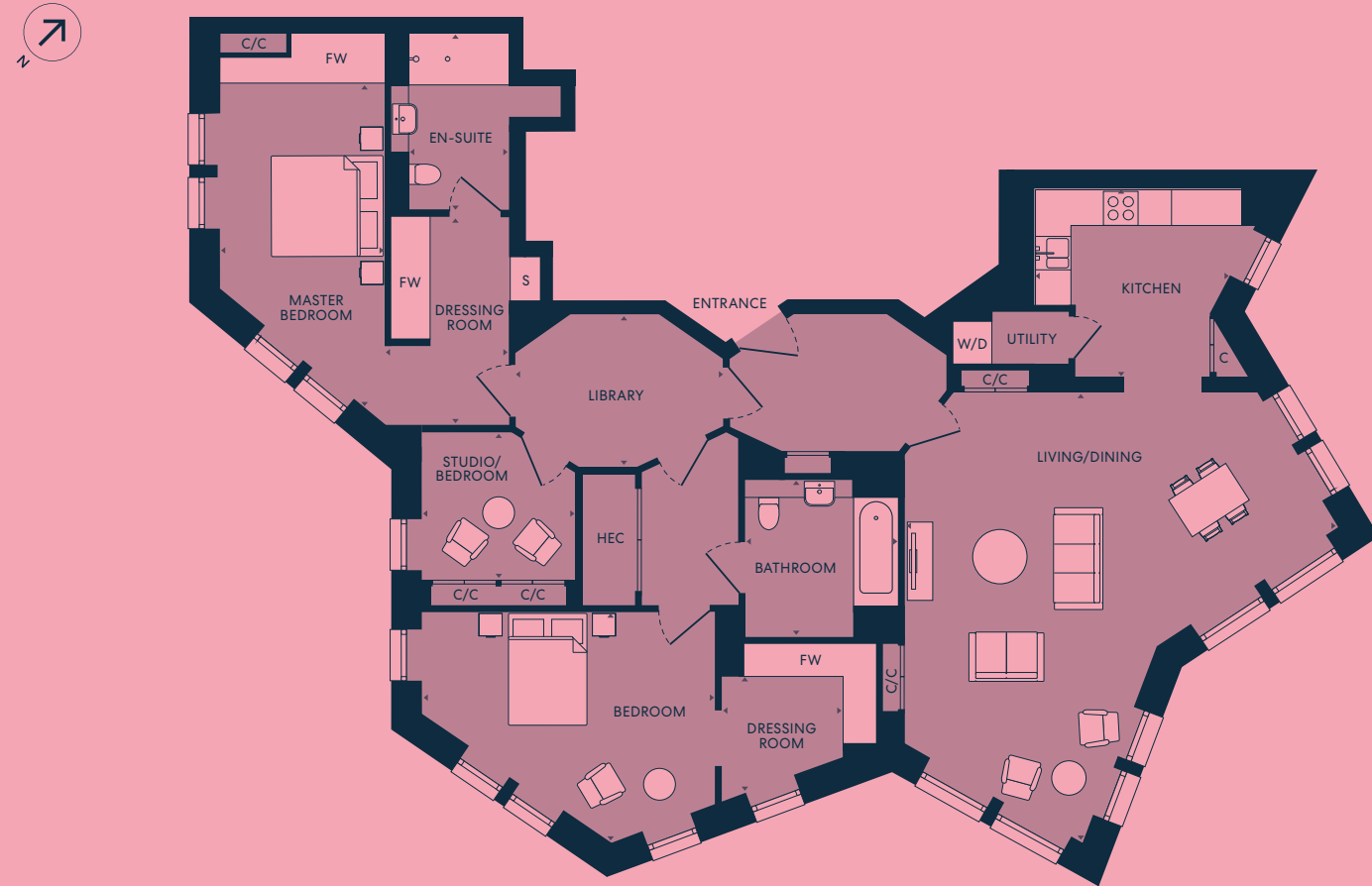


LOCATION PLAN



Nº. 29/29

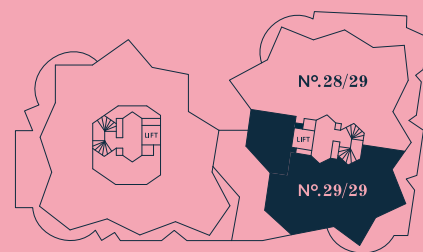
TWO BEDROOM
Fifth Floor



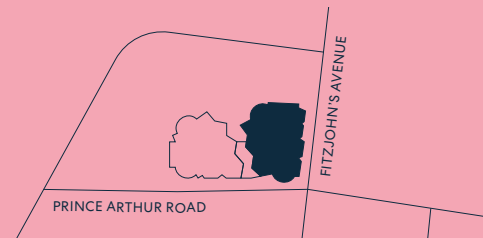
DIMENSIONS

Total area	168 sq m	1,811 sq ft
Living/Dining	6,483 x 9,850mm	21'3" x 32'3"
Kitchen	2,712 x 5,750mm	8'9" x 18'9"
Master Bedroom	5,385 x 4,673mm	17'7" x 15'3"
Dressing Room	1,826 x 4,285mm	6'0" x 14'1"
En-Suite	3,115 x 2,115mm	10'2" x 6'9"
Bedroom	3,823 x 5,260mm	13'5" x 17'3"
Bathroom	2,595 x 3,022mm	8'5" x 9'9"
Library	4,450 x 2,700mm	14'6" x 8'9"

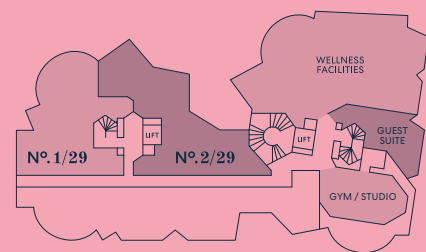
FIFTH FLOOR PLAN



LOCATION PLAN

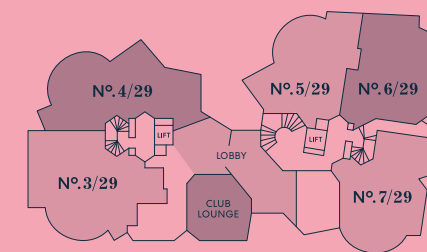
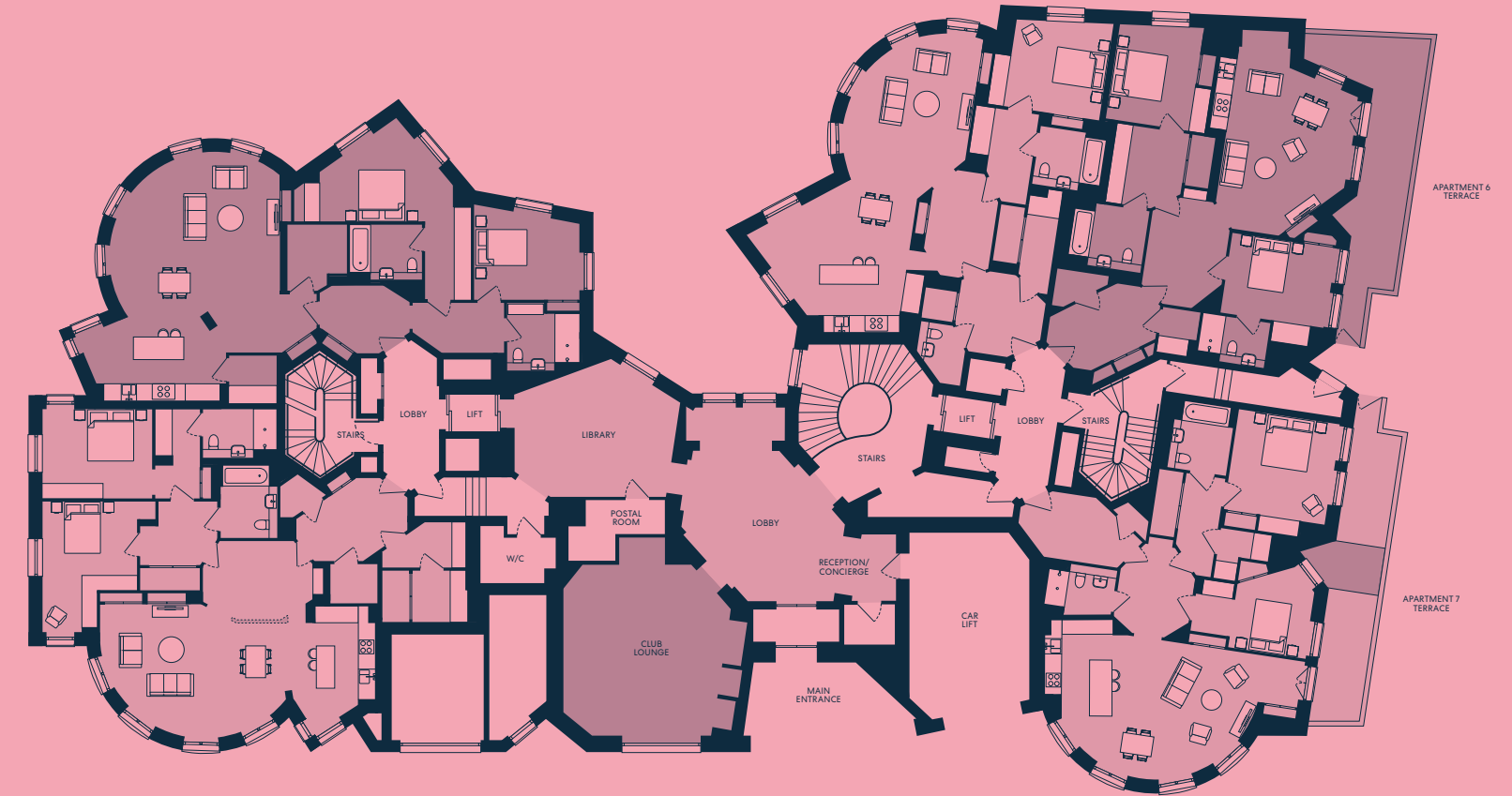


LOWER GROUND FLOOR PLAN



Apartments No.1 and 2
Two bedroom

GROUND FLOOR PLAN

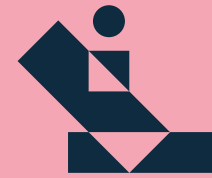


Apartment No.6
One bedroom

Apartments No.3/4/5 and 7
Two bedroom



N° 1/29
TWO BEDROOM



N° 2/29
TWO BEDROOM



N° 3/29
TWO BEDROOM



N° 4/29
TWO BEDROOM



N° 5/29
ONE BEDROOM



N° 6/29
TWO BEDROOM



N° 7/29
TWO BEDROOM



N° 8/29
THREE BEDROOM



N° 9/29
THREE BEDROOM



N° 10/29
TWO BEDROOM



N° 11/29
TWO BEDROOM



N° 12/29
TWO BEDROOM



N° 13/29
TWO BEDROOM



N° 14/29
TWO BEDROOM



N° 15/29
TWO BEDROOM



N° 16/29
TWO BEDROOM



N° 17/29
TWO BEDROOM



N° 18/29
TWO BEDROOM



N° 19/29
THREE BEDROOM



N° 20/29
THREE BEDROOM



N° 21/29
TWO BEDROOM



N° 22/29
TWO BEDROOM



N° 23/29
TWO BEDROOM



N° 24/29
THREE BEDROOM



N° 25/29
THREE BEDROOM



N° 26/29
THREE BEDROOM



N° 27/29
TWO BEDROOM



N° 28/29
THREE BEDROOM



N° 29/29
TWO BEDROOM

SPECIFICATION

KITCHEN

- Fully fitted ROK kitchen with a mix of floor and wall hung cabinets finished in oak
- ROK anodized bronze kitchen shelves and open display units
- Laminam Pietra Grey gloss worktops and splashback with a porcelain finish
- 1810 Company mixer tap with stainless steel double bowl sink
- Miele ceramic 4-ring hob
- Miele stainless steel single fan oven
- Miele stainless steel microwave
- Fisher & Paykel top-loading dishwasher
- Miele washing machine and tumble dryer (located within utility room)
- Integrated bins for recycling and waste
- MK Electric matt black electrical sockets with black inserts
- LED strip lights underside of wall units

BATHROOM / SHOWER ROOM

- Domus ceramic wall tiling in a honed finish and floor tiling in a natural finish in bathrooms
- Domus ceramic wall tiling in a limestone honed finish and floor tiling in a limestone natural finish in shower room
- Laufen undermounted basin in bespoke timber veneer vanity unit
- Duravit toilet with soft close seat and cover
- Bette white form bath with anti-slip base and fixed shower screen
- Bette anti-slip shower floor
- Vado chrome brassware – mixer taps, shower head, handset hose, shower thermostatic valve
- Heated vanity mirror adjacent to fitted cabinet with internal lighting and shaver socket
- Antique brass pendant lights and recessed ceiling LED downlights
- Chrome heated towel rails
- Mechanical extract ventilation
- Vado sanitaryware (Laufen wash basin, Bette bath & shower tray)
- Chrome grab bar handles (installed only if requested by customer)
- Emergency call button

INTERIOR FINISHES

- Grey engineered oak flooring in entrance hall, kitchen, living room and utility room
- Victoria Carpets, First Impressions range 'well dressed' throughout bedrooms
- Built in wardrobes to all master bedrooms with hanging rail, shelf and automatic light
- ROK storage cupboards in pebble grey (utility room)
- Bespoke KWB cabinetry to bath/shower rooms and cloakrooms
- High performance double glazed composite windows and Juliet windows
- Satin stainless steel ironmongery
- 2.5m high ceilings throughout the apartments

ELECTRICALS

- Kartell wall lights and adjustable LED downlights throughout apartments
- Pendant light in hallways, dining room and above kitchen island
- Automatic lighting to utility and storage cupboards
- TV (Freeview, Terrestrial, Sky, Freesat, FM points) to Master bedroom and living room
- BT HyperOptic broadband
- Telephone data points in living room and bedrooms
- MK Electric 5amp double white sockets
- Electrical floor box sockets in some living rooms
- Recessed curtain tracks provided to each window, with electrical provision for future installation of motorised curtains (by the purchaser)

SECURITY

- IP room unit for internal calls and door entry
- General Manager and their team on hand
- Access to Tunstall call centre within the apartments
- Smoke detectors / fire alarms ring in every apartment
- Wet sprinkler system for fire safety throughout all apartments
- Security alarms to all apartments
- Multi-point locking doors and peep hole
- Fob entry to main entrance and communal areas
- Each owner is provided with a safety pendant

CAR PARKING

- Secure underground car park for 29 spaces
- Secure cycle store for 38 bikes
- All spaces have an EV charging point

HEATING AND COOLING

- Underfloor heating throughout
- Central boiler system
- Comfort cooling to kitchens, reception rooms and bedrooms

PEACE OF MIND

- Post room provision for small and large items of post
- 999 year lease
- All apartments benefit from a 10-year build warranty
- Lift access to all apartment floors

OWNERS' AMENITIES

- Club lounge
- Landscaped courtyard
- Wellness Centre; sauna, steam room, hydrotherapy, experience shower, changing rooms and heated loungers
- Exercise studio
- Treatment room
- Guest suite

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Advisor for further information. Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide and Lifestory reserve the right to amend the specification as necessary and without notification.

OUR ASSURANCE TO YOU

We at Lifestory are responsible for taking care of all the external building maintenance, buildings insurance and communal utility bills. We also ensure all the shared areas are meticulously cleaned and maintained.

Our dedicated team of friendly and approachable staff work to ensure the support provided is always tailored to owners' needs.

CONTACT

If you'd like to find out more about Fitzjohn's and keep up with the latest news, please contact:

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London
NW3 6PD

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fitzjohnsnw3.com

Fitzjohn's is available exclusively to those enjoying life over sixty.

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Illustrations by Emily Robertson

