

CHARMILL

RESIDENTIAL

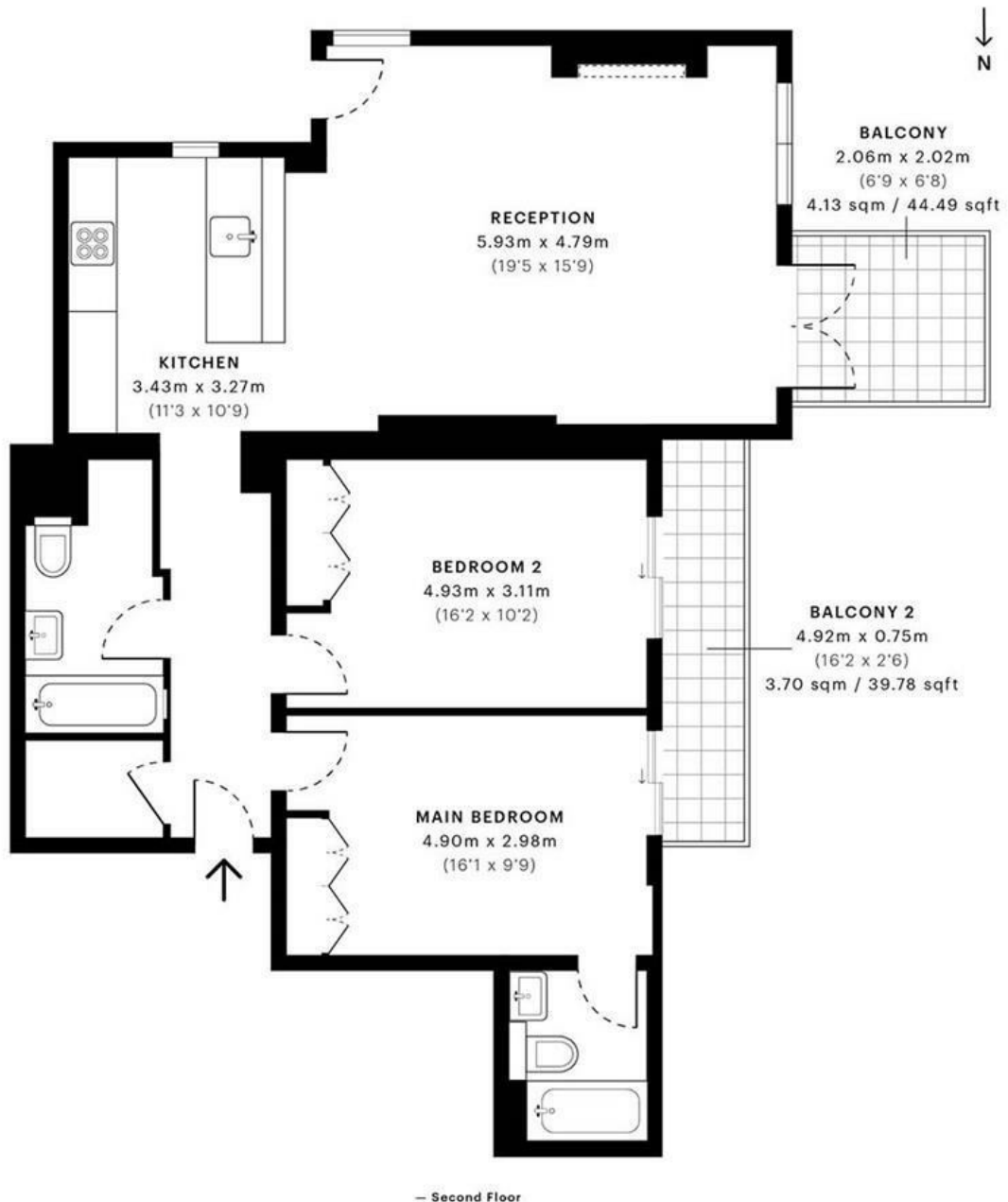


Fitzjohn's Avenue, Hampstead NW3

A stunning selection of one, two, three & four bedroom apartments set within this brand newly refurbished period conversion on Fitzjohns Avenue NW3. All the apartments have been tastefully refurbished to an excellent standard throughout using high quality fixtures, fittings, and furnishings. Some of the apartments benefit from a private terrace and those that don't, have access to a beautiful landscaped communal garden. Fitzjohns Avenue is within walking distance to the amenities on Hampstead High Street as well as Finchley Road, with both Finchley Road (Jubilee line) and Swiss Cottage (Jubilee line) Underground stations being less than 0.6 miles away. All apartments can be offered on a Furnished or Unfurnished basis.

- Two bedrooms
- Open plan kitchen/reception room
- Family bathroom
- En-suite bathroom
- Private balconies
- Furnished/Unfurnished

£1,200 Per week



GROSS INTERNAL AREA (GIA)
The footprint of the property
90.65 sqm / 975.75 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
82.97 sqm / 893.08 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.83 sqm / 84.28 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.16 sqm / 1.72 sqft

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		83	83
		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	

