

## 51 FITZJOHNS AVENUE

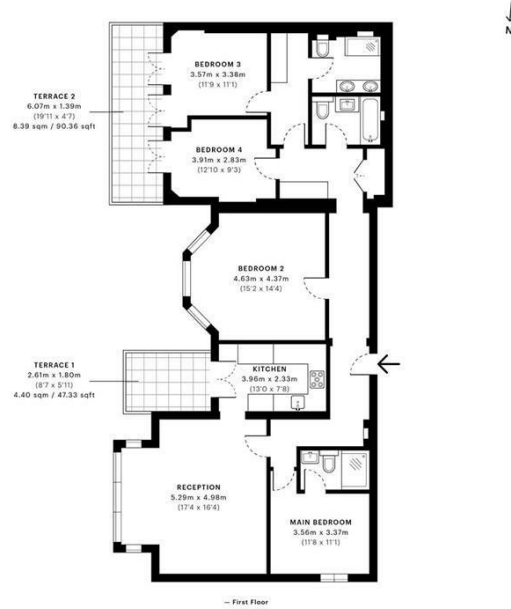
LONDON, NW3 6PH

£1,795 PER WEEK

Luxury 4 bed apartment with jaw dropping features, high ceilings and ample space. Offering a spacious terrace that comes off of the kitchen, overlooking the outside world. More to that, you will have access to the picturesque communal garden area.

Close to South Hampstead, Finchley Road & Swiss Cottage Station for easy transport links in and around London.

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**GROSS INTERNAL AREA (GIA)**  
 In respect of this property  
 126.17 sqm / 1358.08 sqft

**NET INTERNAL AREA (NIA)**  
 Includes walls and window/door frames  
 116.88 sqm / 1258.09 sqft

**EXTERNAL STRUCTURAL FEATURES**  
 Balconies, terraces, verandas etc  
 12.79 sqm / 137.67 sqft

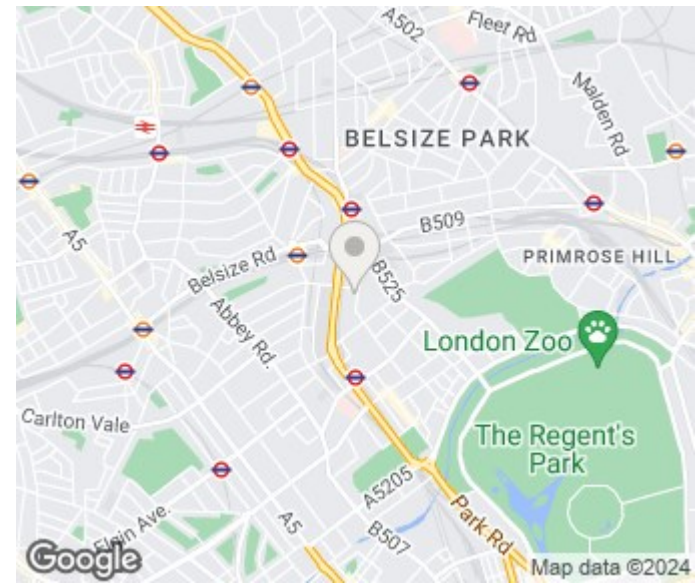
**REINFORCED CONCRETE HEAD HEIGHT**  
 Limited set area only 150"  
 0.00 sqm / 0.00 sqft

**spec Verified**

**RICS**  
 Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pools 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.

IPRS 38888888888888888888 140.09 sqm / 1507.92 sqft  
 IPRS 38888888888888888888 131.40 sqm / 1414.38 sqft  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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