



Apartment

**Fitzjohns Avenue**

**London**

**NW3 5NA**

**£1,950,000**

**Council Tax Band: G**

**FEATURES**

- Duplex Apartment
- Modern Kitchen
- 3 Bathrooms
- Balcony
- Permit Parking
- Double Reception Room
- 5 Bedrooms
- Great Storage
- Communal Gardens



**ADN**  
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# 5 Bedroom Apartment located in London

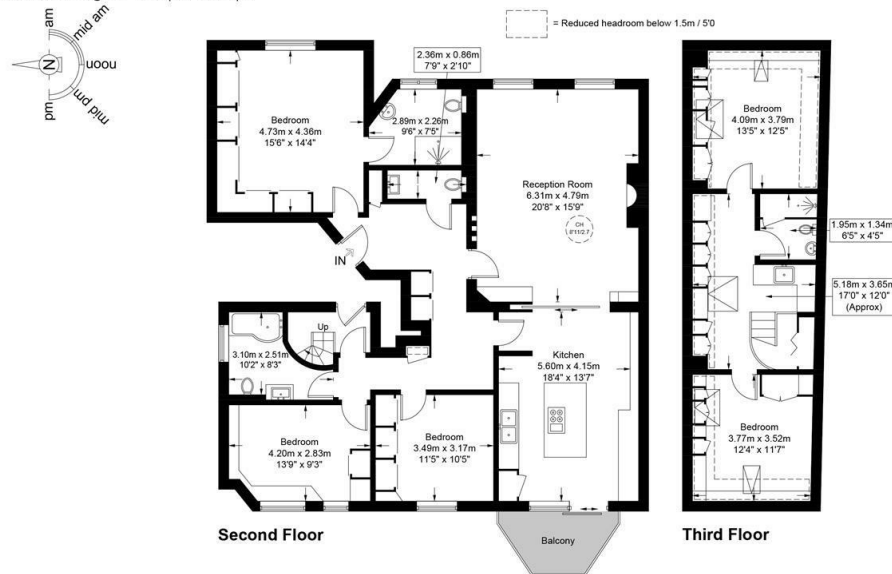
A well presented 5 bedroom duplex apartment arranged over the second and third floors of an imposing period residence located 0.5m from Hampstead Village and 0.4m from Swiss Cottage underground station. (Jubilee Line) This impressive property offers over 2000 sq ft of well planned accommodation and benefits from having wooden flooring and a private roof terrace overlooking the stunning communal gardens. As you enter you are greeted by generous double reception room flooded with natural light that leads onto a stunning kitchen/family room, principal bedroom suite with built storage and en-suite shower room, four further bedrooms, family bathroom and a family shower room. Further benefits include ample storage and utility area.



**Fitzjohns Avenue, NW3**

**Approximate Gross Internal Area = 2022 sq ft / 187.9 sq m**

Restricted Height = 144 sq ft / 13.4 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</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	

Call us on

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 are advised to recheck the measurements.

