

Automatic
Door

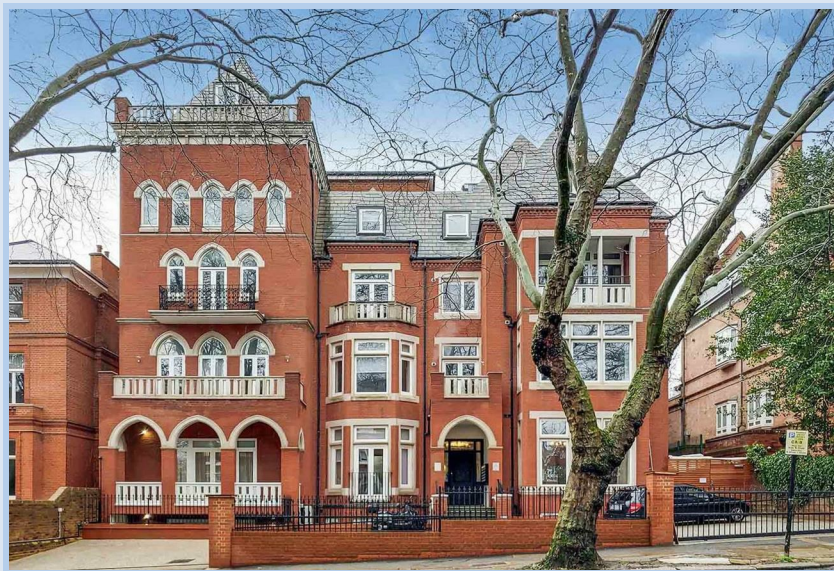


Viewings by appointment
0207 483 2611

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Fitzjohns Avenue, NW3 6PH

£3,011 *fees apply

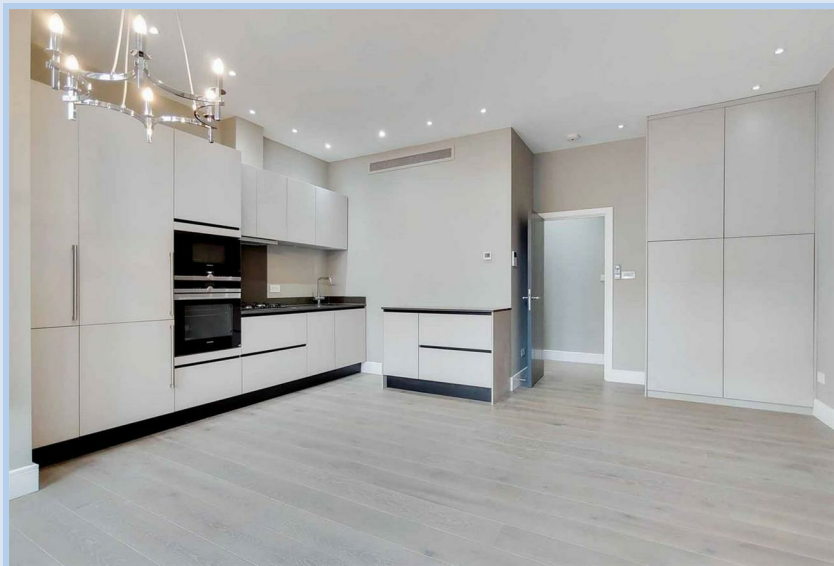


A chic and modern one-bedroom flat situated on the ground floor, offering stylish living with direct access to a generous private garden. The property features a sleek open kitchen, a bright bedroom, and a clean, contemporary finish throughout — ideal for those who appreciate minimalist design and outdoor space.

Unfurnished and ready for you to make your mark, this flat is perfect for individuals or couples seeking a calm, design-led home in a well-connected location. Conveniently located 10 minutes walking distance of Finchley Road station (Jubilee & Metropolitan lines) and Finchley Road & Frognal station (Overground), with a range of shops, cafes, and amenities nearby.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: E
EPC Rating: C



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Fitzjohns Avenue, NW

CAPTURE DATE: 28/01/2021 LASER SCAN POINTS: 1,617,576

GROSS INTERNAL AREA

51.96 sqm / 559.29 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
51.96 sqm / 559.29 sqft

NET INTERNAL AREA (NIA)
Excluding walls and external features
Includes walkways, restricted head height
49.68 sqm / 534.75 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft

- Apartment
- 1 bath

- 1 bed



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

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*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.