



Viewings by appointment
0207 483 2611

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properties

51 Fitzjohns Avenue, NW3 6PH

£8,666 *fees apply



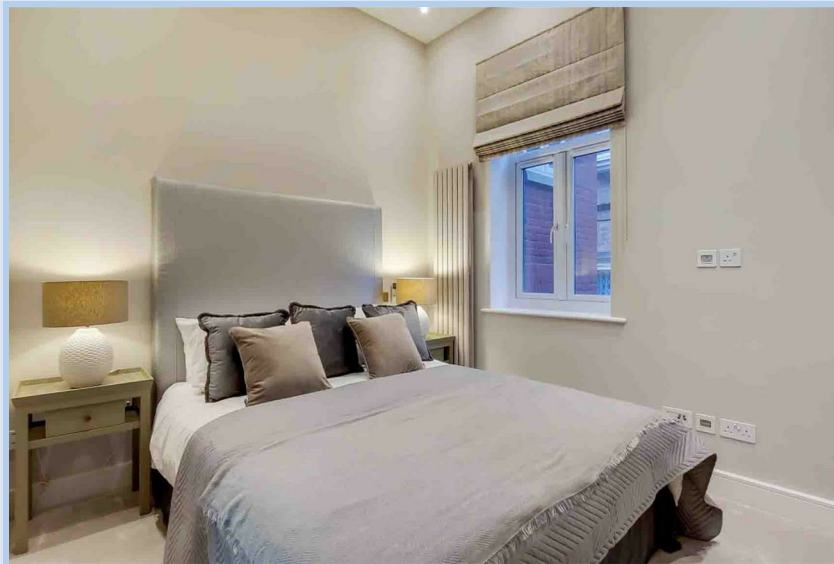
A beautifully refurbished four-bedroom, three-bathroom first-floor apartment set within an elegant red-brick conversion on Fitzjohn's Avenue, Hampstead. Blending period character with modern comfort, it features high ceilings, wooden flooring, air conditioning, and two private balconies. Residents benefit from communal gardens, a lift, and a porter. Perfectly located between Hampstead and Swiss Cottage, close to cafés, schools, and the Underground.

Key Features

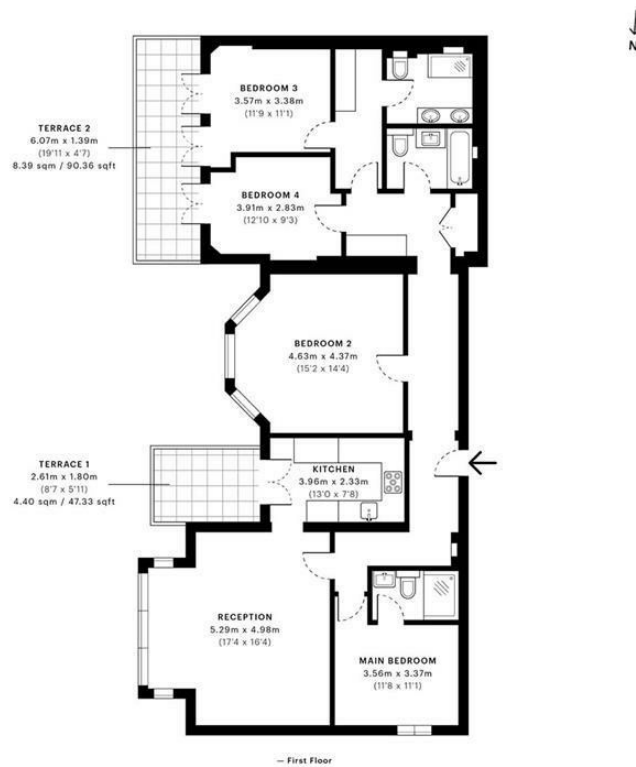
- Four double bedrooms, three bathrooms
- Two private balconies
- Communal gardens & terrace
- Lift and porter service
- Air conditioning & wooden flooring
- Prime Hampstead location

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: G
EPC Rating: B



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GROSS INTERNAL AREA (GIA)
The footprint of the property
126.17 sqm / 1358.08 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes alcoves, internal road height
116.88 sqm / 1258.09 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



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

IPMS 3B RESIDENTIAL: 140.09 sqm / 1507.92 sqft
IPMS 3C RESIDENTIAL: 131.40 sqm / 1414.38 sqft

SPK ID: 583527b392000d0bc977968



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	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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7-8 Regency Parade
London, NW3 5EG

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk

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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.