



# Fitzjohns Avenue

Hampstead, NW3

Asking Price £1,175,000

A bright first floor two bedroom flat comprising 1,029 square feet and further benefitting from off street parking on a first come first served basis and a communal garden.

The flat boasts an 18'10 x 16' reception room with a balcony overlooking the communal garden and a great size principle bedroom measuring 16 x 14'3.

The property is superbly located just half a mile from all the shops, cafes and restaurants that Hampstead Village provides, as well as Hampstead underground (Northern Line). Finchley Road underground (Jubilee Line) is located 0.4 miles from the property. Sole agent.



# Fitzjohns Avenue

Hampstead, NW3

- First floor flat
- 1,029 square feet
- Two bedrooms
- Balcony
- Communal garden
- First come first served off street parking
- Half a mile to Hampstead Village



**Tenure:** Share of Freehold and a lease of 132 years remaining.

**Service Charge:** £3,500 per annum.

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**Daphne Court, 56 Fitzjohns Avenue, London NW3**  
**Approximate Gross Internal Area**  
**1029 sq ft - 96 sq m**

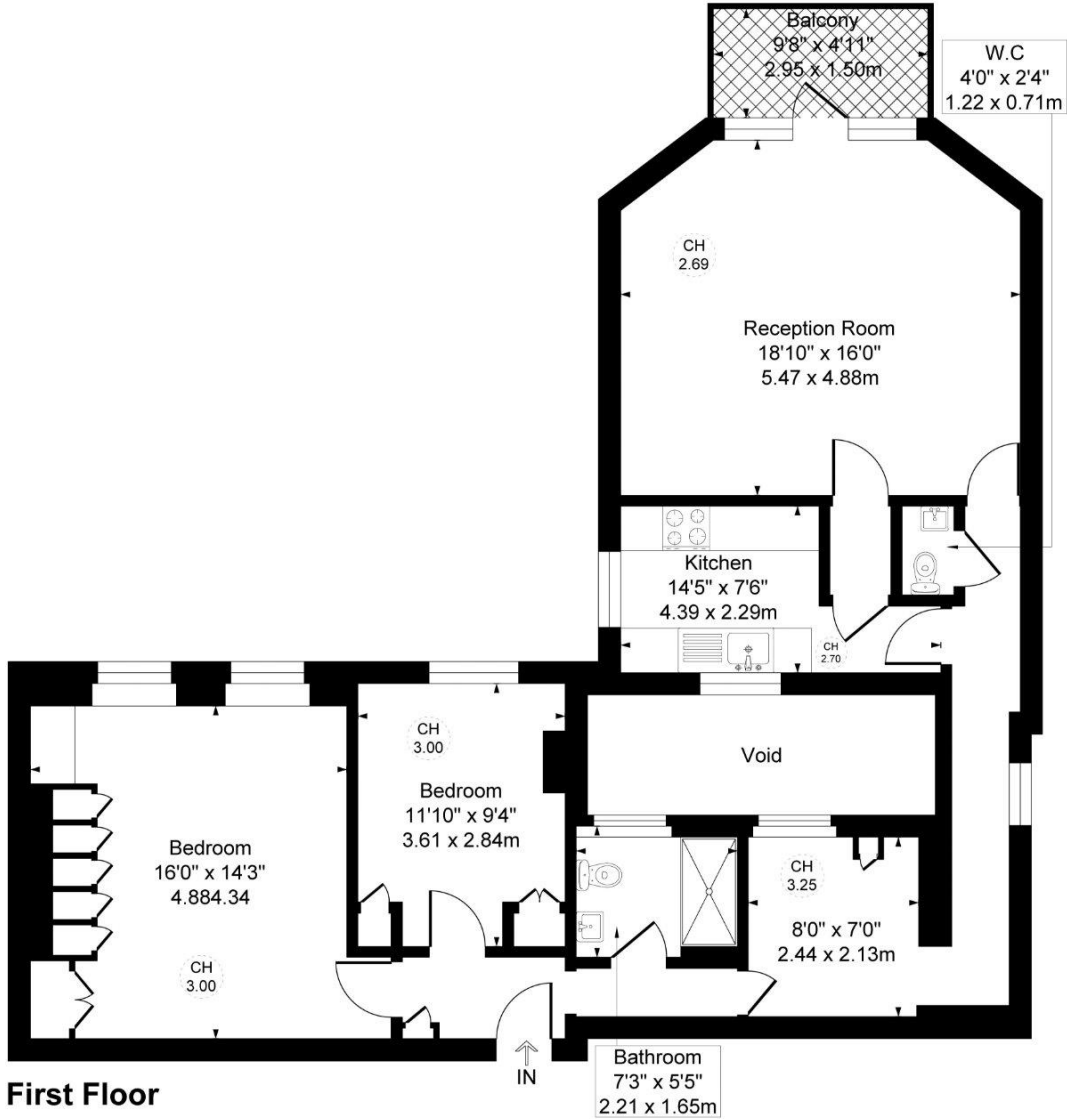
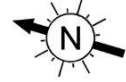


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