



Fitzjohns Avenue

Hampstead, NW3

Asking Price £1,450,000

Situated in this magnificent Grade II listed building, a beautifully presented two double bedroom lateral ground floor flat accessed via its own private entrance.

This fabulous flat comprises an 18'10 x 18'10 reception room with wood floors, a fireplace and direct access to a private patio, a stunning kitchen, 22' principal bedroom with an en-suite bathroom, a second 12' x 12' double bedroom and a second shower room.

The property further benefits from use of an expansive west facing communal garden, a share of the freehold and a long lease.

The property is superbly located on Fitzjohns Avenue, just 0.25 miles from the shops, cafes and restaurants that Hampstead Village provides, as well as Hampstead Underground (Northern Line). Further transport links are located close by including both the Jubilee Line and Metropolitan Line being just 0.6 miles away.

CHESTERTONS



Fitzjohns Avenue

Hampstead, NW3

- Beautiful two bedroom flat
- Private entrance
- Private patio & a communal garden
- Share of freehold & a long lease
- 0.3 miles to Hampstead Village
- 0.4 miles to the Northern Line
- 0.6 miles to the Jubilee Line



Tenure: Share of Freehold and a lease with 955 years remaining.

Service Charge: £7,000 per annum.

Ground Rent: £0

Local Authority: Camden

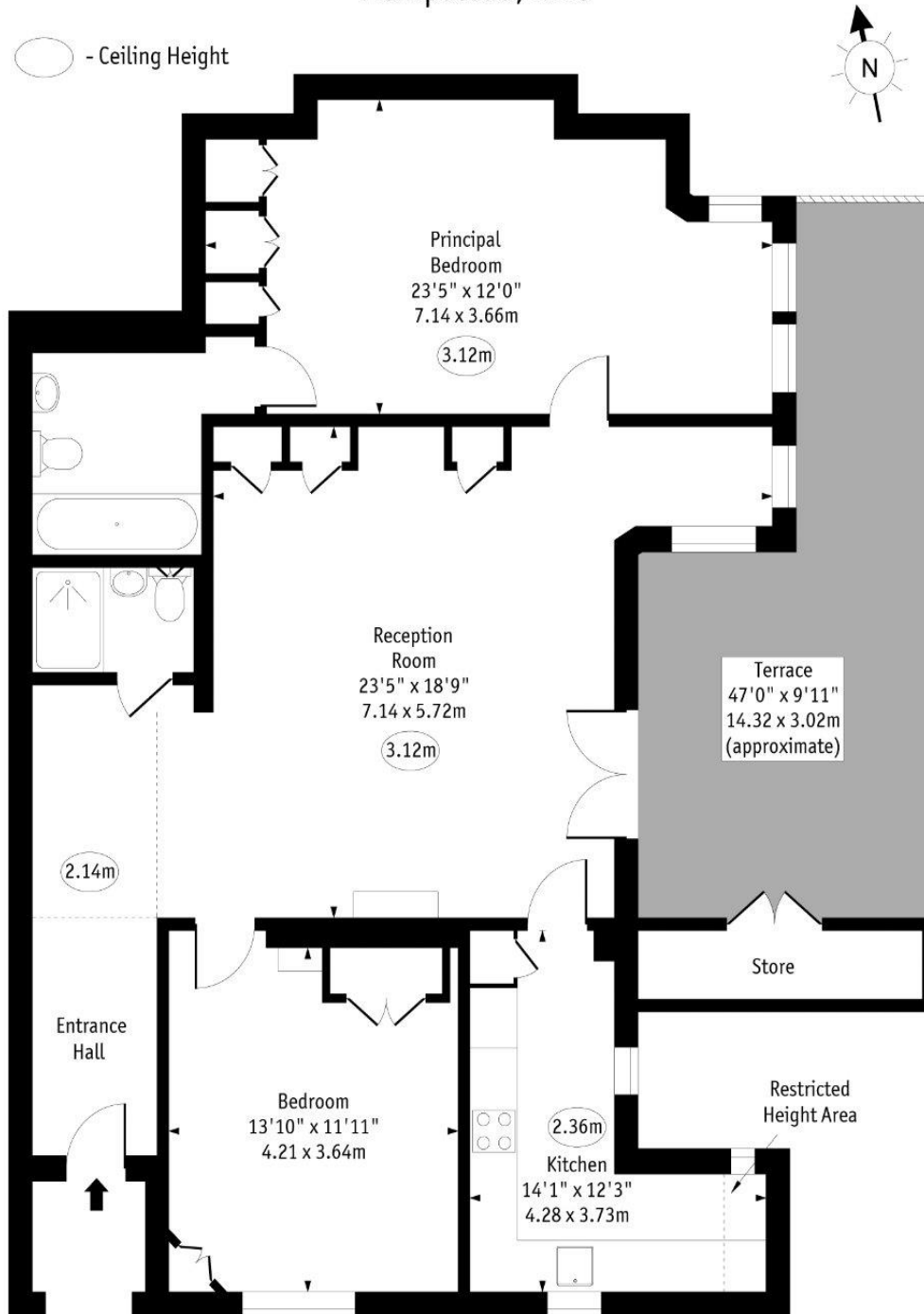
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	79 C
39-54	E		
21-38	F		
1-20	G		

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Fitzjohns Avenue,
Hampstead, NW3



Lower Ground Floor

Approx Gross Internal Area 1111 Sq Ft - 103.21 Sq M
(Excluding Store)

For Illustration Purposes Only - Not to Scale

