

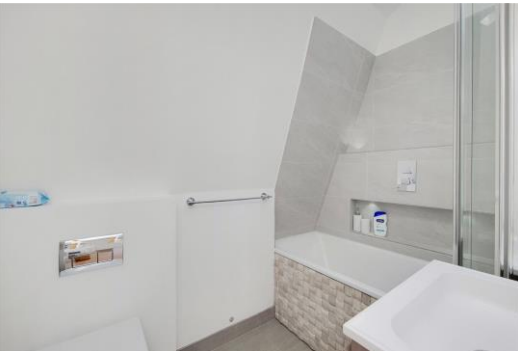


# Fitzjohns Avenue

Hampstead, NW3

£5,250 per month  
(£1,211.54 per week)

\*VIDEO TOUR AVAILABLE\*. An outstanding 2 bedroom duplex penthouse apartment with amazing views set on the top 2 floors of this period building boasting wood floors, retractable roof terrace as well as plenty of storage for suitcases. The property is situated in this excellent location in Hampstead Village a short walk to the fashionable shops and restaurants. Accommodation comprises 2nd floor: grand reception room, open plan fully fitted eat in kitchen, double bedroom/study 3rd floor: master bedroom with fitted wardrobes and en-suite shower room, roof terrace. Sole Agent.



# Fitzjohns Avenue

## Hampstead, NW3

- An Outstanding Penthouse on Top 2 Floors
- 2 Bedrooms, 2 Bathrooms, Reception, Open Plan Kitchen
- Wood Floors, Retractable Roof Terrace, Storage
- Excellent Location in Hampstead Village





**Minimum Term:** 18 months  
**Deposit Required:** £7,269.23  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** F  
**EPC Rating:** C  
**Part Furnished**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Hampstead Lettings*

55-56 Hampstead High Street  
 Hampstead  
 London  
 NW3 1QH  
 hampstead@chestertons.co.uk  
 02077941125  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

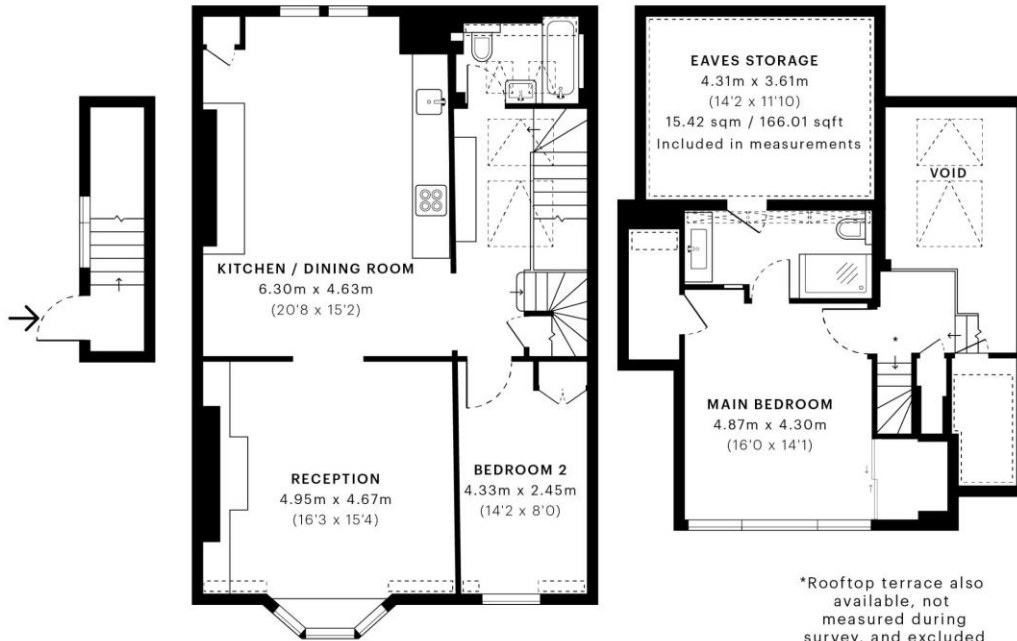


# Fitzjohns Avenue, NW3

CAPTURE DATE 22/07/2022 LASER SCAN POINTS 92,246,623

GROSS INTERNAL AREA

133.59 sqm / 1437.95 sqft



\*Rooftop terrace also available, not measured during survey, and excluded from measurements.

— Second Floor

— Third Floor

— Fourth Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
133.59 sqm / 1437.95 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
104.18 sqm / 1121.38 sqft

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

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
19.62 sqm / 211.19 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 127.30 sqm / 1370.25 sqft  
IPMS 3C RESIDENTIAL 120.79 sqm / 1300.17 sqft

spec id: 62d160d41b8c170dd6437413

