



Fitzjohns Avenue

Hampstead, NW3

£4,000 per month
(£923.08 per week)

VIDEO TOUR AVAILABLE A magnificent 2 bedroom duplex apartment on the 3rd/4th floors of this period conversion with lift boasting beautiful parquet floors, air conditioning in the master bedroom and reception situated in this excellent location in Hampstead (Northern Line) and easy access to the transport links of Swiss Cottage (Jubilee Line). Accommodation comprises 3rd floor: reception room, open plan fully fitted kitchen, double bedroom, shower room 4th floor: double bedroom, family bathroom, utility room.



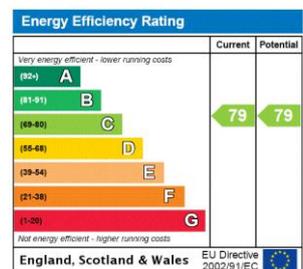
Fitzjohns Avenue

Hampstead, NW3

- A Magnificent Duplex Apartment on 3rd/4th Floors in Smart Building
- 2 Bedrooms, 2 Bathrooms, Reception, Kitchen
- Parquet Floors, Lift, Air Conditioning
- Excellent Location in Hampstead (Northern Line) and Easy Access to the Transport Links of Swiss Cottage (Jubilee Line)



Minimum Term: 12 months
Deposit Required: £5,538.46
Local Authority: London Borough Of Camden
Council Tax Band: F
EPC Rating: C
Furnished



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

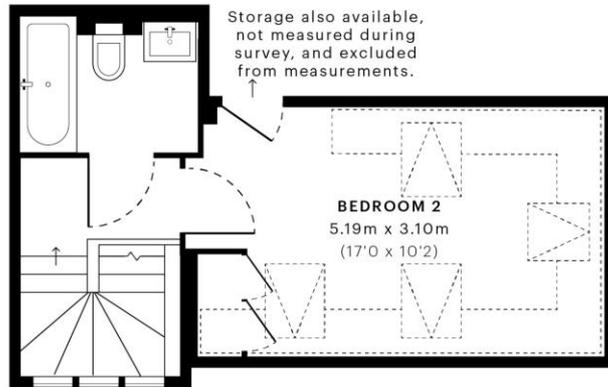


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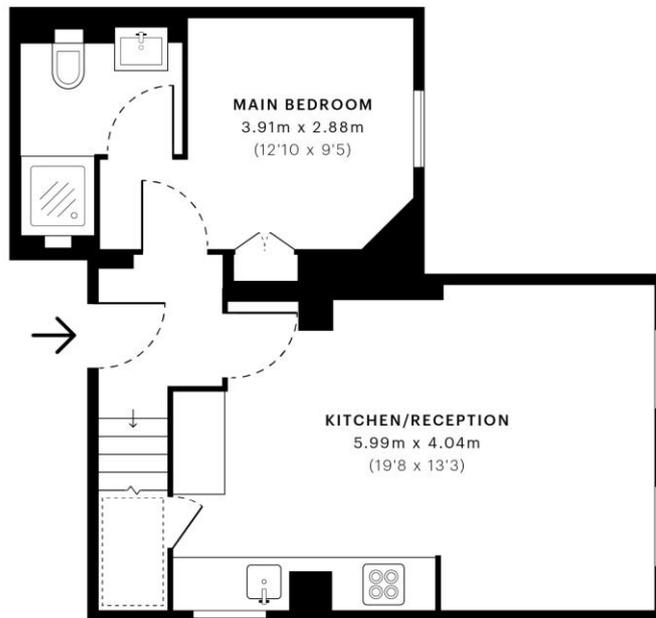
CAPTURE DATE 15/09/2022 LASER SCAN POINTS 60,981,622

GROSS INTERNAL AREA

68.69 sqm / 739.37 sqft



— Fourth Floor



— Third Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
68.69 sqm / 739.37 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes workrooms, restricted head height
61.77 sqm / 664.89 sqft

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

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
7.07 sqm / 76.10 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.

#PM6 28 RESIDENTIAL 65.90 sqm / 709.34 sqft
#PM6 30 RESIDENTIAL 62.67 sqm / 674.97 sqft

SPEC ID 56321db15635d440e32c38941

