

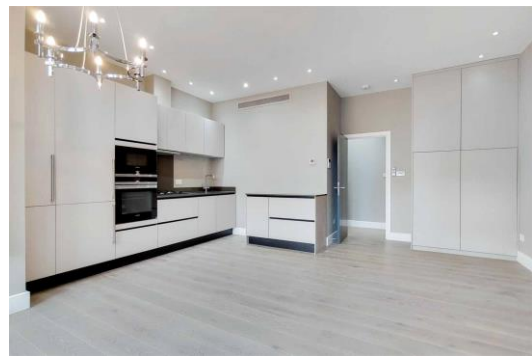


# Fitzjohns Avenue

Hampstead, NW3

£3,011.67 per month  
(£695 per week)

A beautiful ground floor apartment set in an exclusive new development situated in this excellent location within walking distance to the shops and amenities of Hampstead Village and within walking distance to Belsize Park. The property boasts access to a landscaped communal garden. Accommodation comprises reception room, open plan fully fitted kitchen, double bedroom with en-suite bathroom.



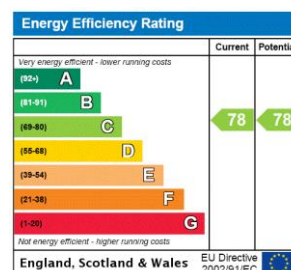
# Fitzjohns Avenue

## Hampstead, NW3

- A Beautiful Ground Floor Apartment in New Development
- 2 Bedrooms, 2 Bathrooms, Reception, Kitchen
- Access to Landscaped Communal Garden
- Situated in Excellent Location in Hampstead



**Minimum Term:** 12 months  
**Deposit Required:** £3,475.00  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** E  
**EPC Rating:** C  
**Furnished, Unfurnished**

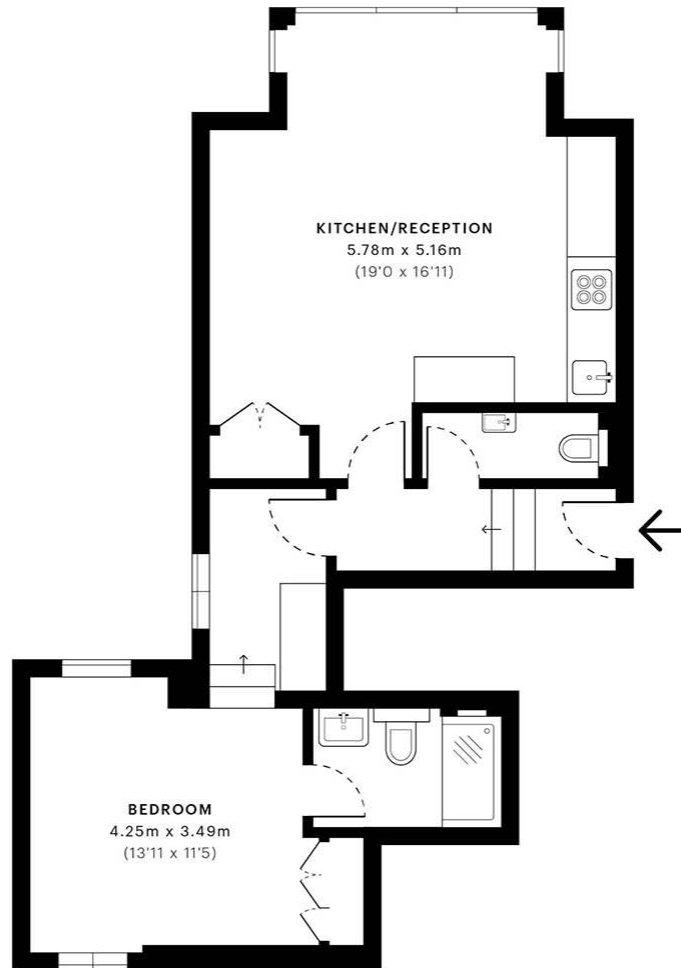


### *Chestertons Hampstead Lettings*

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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— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
51.96 sqm / 559.29 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
49.68 sqm / 534.75 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 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 54.19 sqm / 583.30 sqft  
IPMS 3C RESIDENTIAL 52.19 sqm / 561.77 sqft

SPEC ID 5ff3513c07fe290dbad68fb8