



Flat

# 54, FITZJOHNS AVENUE, NW3 5LT

Per Calendar  
**£3,000**

Available: 18th June 2024

## FEATURES

- 2 Double Bedrooms
- Newly Refurbished/Modern
- Kitchen with Integrated Appliances
- Exceptionally Large Communal Garden
- Fantastic Local Amenities
- Contemporary Walk in Shower Bathroom
- Bright and Airy Reception
- Private Decked Terrace
- Moments from Finchley Road Station

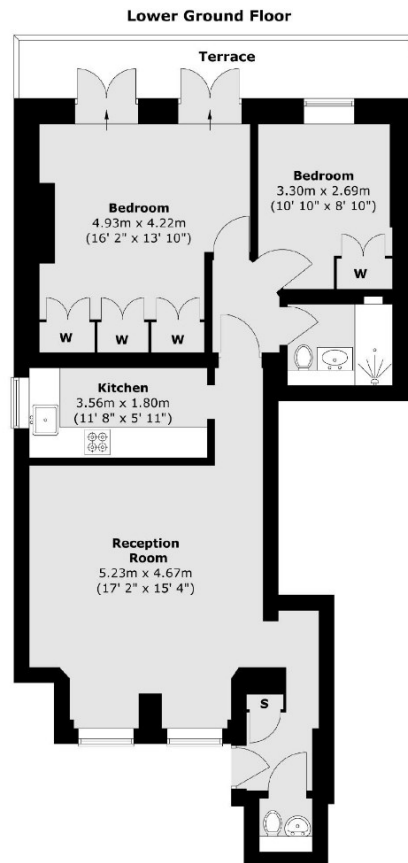


# Huddletons

# 2 Bedroom Flat located in London

Huddeltons present this newly refurbished two double bedroom flat with access onto a private terrace and communal garden. Consists of large reception room, separate kitchen with integrated appliances, modern shower room and WC.

NO PETS PERMITTED



Total area (approx.): 74.8 sq. m (805 sq. ft)  
Total terrace area (approx.): 9.1 sq. m (98 sq. ft)

Call us on

0207 205 4411

[info@huddletons.com](mailto:info@huddletons.com)

<http://www.huddletons.com>

Council Tax Band

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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