



Fitzjohns Avenue, London **NW3**

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This attractive duplex apartment is situated on the first floor of this imposing red brick conversion.

Recently refurbished to a high standard this apartment extends to approximately 1,028 sq ft, this apartment is incredibly bright and airy, featuring high-ceiling receptions with large windows offering excellent views.

The property comprises a large kitchen with integrated appliances, two reception rooms with wood flooring and two double bedrooms, two bathrooms.



Guide price: £4,250 per calendar month

Furniture: Available furnished

Minimum length of tenancy: 12 months

Deposit: £5,884.56

Local authority: London Borough of Camden

Council tax band: G





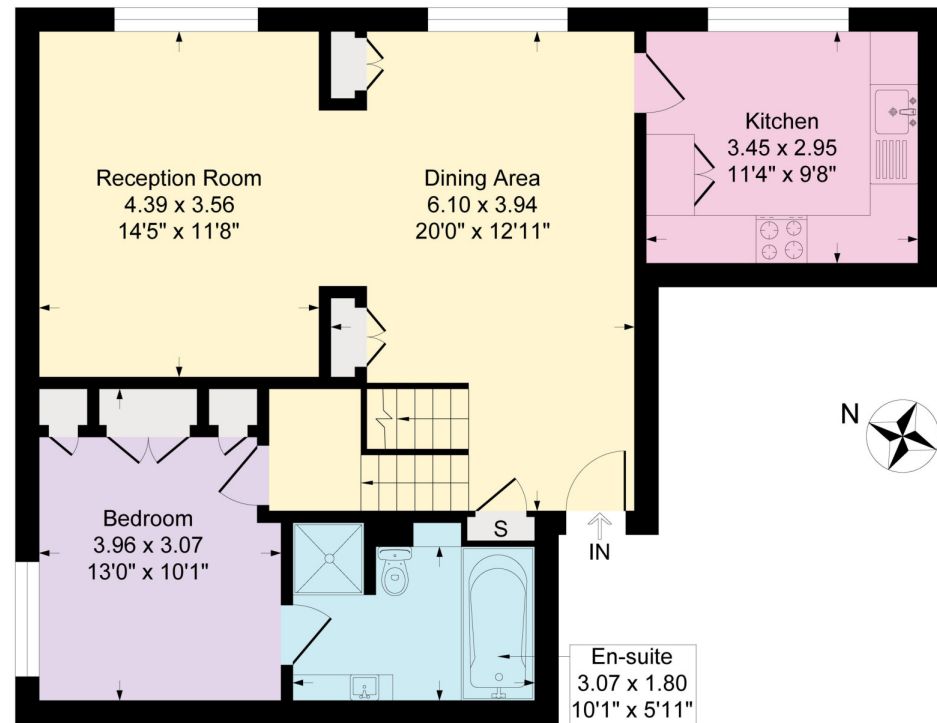
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Approximate Gross Internal Floor Area = 95.5 sq m / 1028 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Knight Frank

Hampstead

58-62 Heath Street

Hampstead NW3 1EN

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated MAR 2024. Photographs and videos dated MAR 2024.

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