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## **Fitzjohns Avenue Hampstead NW3**

Situated on the ground floor of a charming Victorian conversion, a two bedroom, two bathroom apartment with the benefit of a separate kitchen and private balcony, on the doorstep of all the wonderful cafes, galleries, restaurants and transport links Hampstead Village has to offer.

The apartment measures approx. 794 sq ft, enjoys excellent ceiling height, and provides an ideal first time purchase, rental investment, or Hampstead based pied à terre.

Located towards the summit of Fitzjohn's Avenue, the property is centrally positioned within walking distance of Hampstead Underground Station (Northern Line) and within a short stroll of the vast expanses of Hampstead Heath.

**£750,000**

**SOLE AGENT**

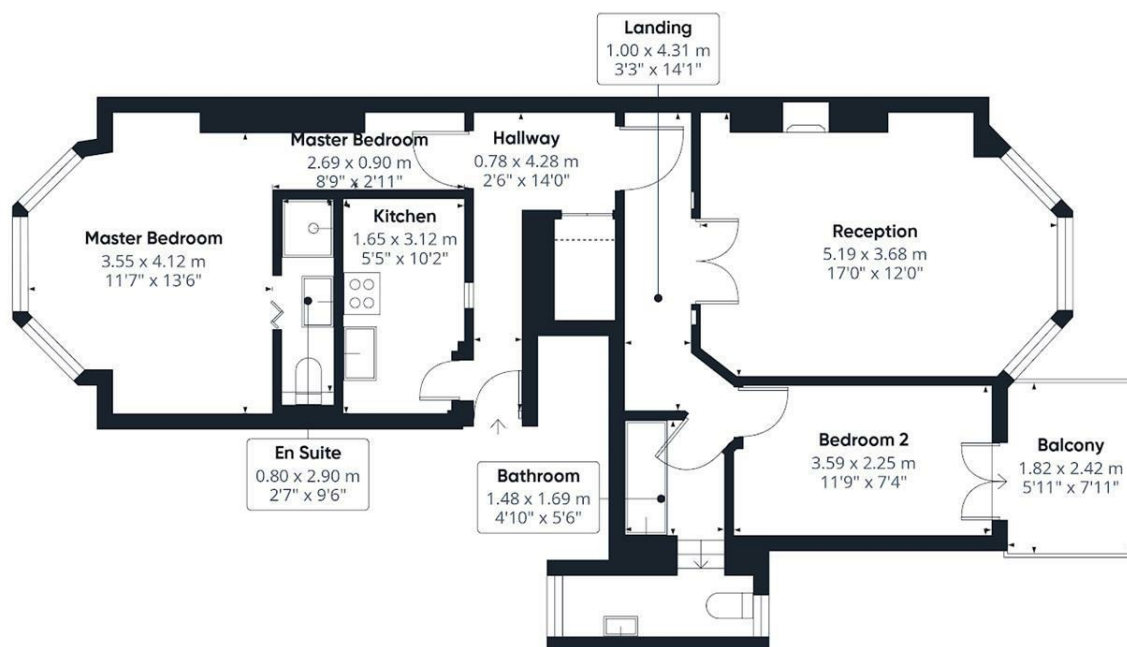
**Leasehold**











GLA<sup>(1)</sup>

73.7 m<sup>2</sup>

794 ft<sup>2</sup>

Unfinished<sup>(2)</sup>

4.3 m<sup>2</sup>

47 ft<sup>2</sup>

(1) Finished, above grade

(2) Not suitable for year-round living  
(incl. garage, balcony, deck)

Ext. wall thickness assumed: 15.24  
cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft  
are excluded

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE 360