



A modern one bedroom apartment set on the lower ground floor within a period conversion that has been finished to a high specification throughout. The property further benefits from a private patio and access to the well tended communal gardens. Conveniently located within a short walk from Hampstead Village.

Fitzjohns Avenue

NW3 6PH

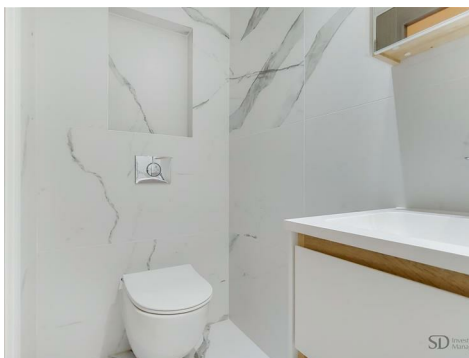
£695 Per Week

Subject to Contract

FOXGREGORY



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FOXGREGORY

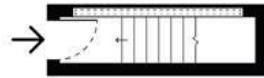
SD Investments & Management

Fitzjohns Avenue, NW3

CAPTURE DATE: 30/01/2021 LASER SCAN POINTS: 1,902,863

GROSS INTERNAL AREA

58.12 sqm / 625.60 sqft



— Ground Floor



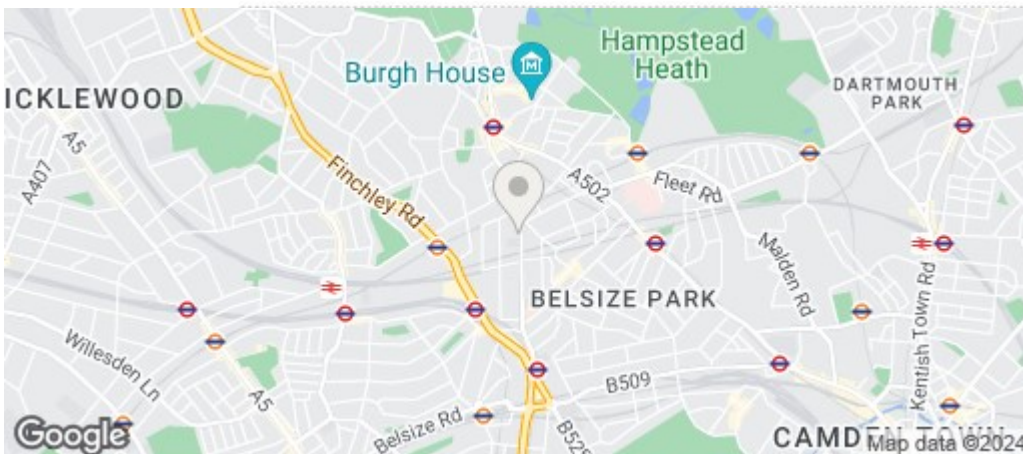
— Lower Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
58.12 sqm / 625.60 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
53.22 sqm / 572.86 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.64 sqm / 6.89 sqft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	
England & Wales	EU Directive 2002/91/EC	