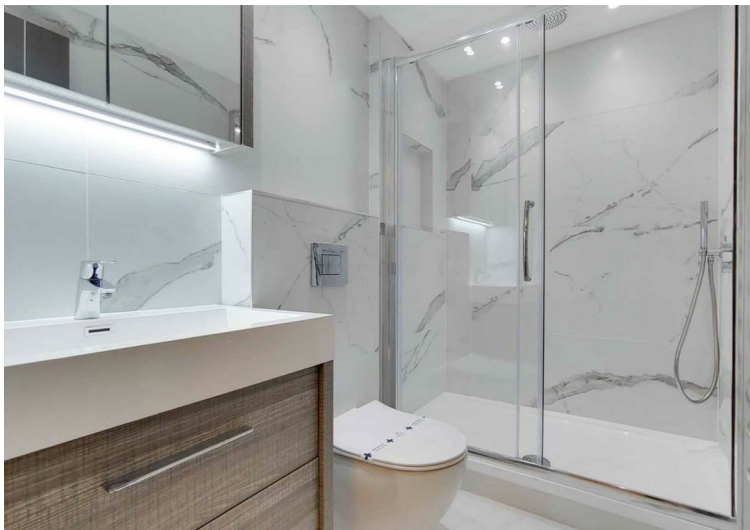


## Fitzjohns Avenue, London, NW3 £2,925 Per Month Furnished/unfurnished

A newly refurbished apartment set within a red brick conversion in the beautiful tree lined Fitzjohn's Avenue.


The property consists of a modern open plan kitchen, double bedroom with fitted wardrobes, fully tiled en suite shower room and guest WC. The apartment offers double glazed windows, air conditioning, wooden floors to the reception areas and access to communal gardens.


Hampstead Heights is situated in Hampstead, within the north London Borough of Camden. The property is situated on the western side of Fitzjohn's Avenue, a short distance to the south of its junction with Lyndhurst Road. Fitzjohn's Avenue is a desirable residential address, characterised by large detached and semi detached period properties. The area benefits from excellent public transport amenities with Hampstead Underground Station (Northern Line) located approximately 650 metres to the north, while Finchley Road Underground Station (Jubilee and Metropolitan Lines) is located approximately 650 metres to the south west.






- 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 1.8m  
**0.00 sqm / 0.00 sqft**

## Property Overview

Location	, NW3
Price	£2,925 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	E
Furnishing	Furnished/unfurnished

## Key Features

- Newly Refurbished
- Modern
- Ground Floor
- Communal Gardens
- Air conditioning
- Wooden Flooring
- Close to Transport Links
- Close to Hampstead Heath



## 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>	<b>78</b>	<b>78</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		

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

## England & Wales

EU Directive  
2002/91/EC



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

