



Fitzjohn's Avenue, London NW3 6NX

---

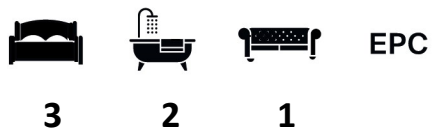
**WAYNE  
& SILVER**

## Fitzjohn's Avenue, London NW3 6NX

A beautifully refurbished three bedroom garden apartment set within a charming red brick mansion block, just moments from Hampstead High Street.

The apartment offers a spacious reception room with direct access to a well-maintained private garden. It also includes a separate kitchen, three bedrooms each with fitted wardrobes, a principal bedroom with an en-suite bathroom, a separate guest WC, and a family bathroom.

Fitzjohn's Avenue enjoys a convenient location close to the shops and amenities of Hampstead Village, as well as the transport links at Swiss Cottage.



**Guide price:** £4,766 Per Month

**Tenure:**

**Service Charge:** Add text here

**Local Authority:**

**Council Tax Band:**











GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
99.3 Sqm / 1068.6 Sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head.  
90.5 Sqm / 974.5 Sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 1B RESIDENTIAL  
99.3 Sqm / 1067.0 Sqft  
IPMS 3C RESIDENTIAL  
91.9 Sqm / 989.6 Sqft

SPEC ID  
5ec277aee811d40a0e8fb5d4d

41 Heath Street  
Hampstead  
London  
NW3 6UA

We would be delighted to tell you more  
020 7431 4488  
info@wayne-silver.com

wayne-silver.com

**Important Notice:** Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.