



Fitzjohns Avenue, NW3 6PH

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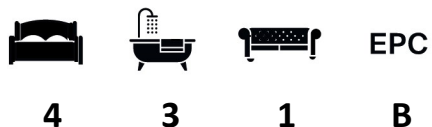
WAYNE  
& SILVER

## Fitzjohns Avenue, NW3 6PH

A bright and spacious four-bedroom flat set within a stunning red brick period conversion on sought-after Fitzjohn's Avenue. The property features high ceilings, large sash windows, air conditioning, and a double reception room, creating a light and elegant living space.

Accommodation includes two large bathrooms, a well-equipped kitchen, and access to a beautiful communal garden. Additional benefits include pet-friendly accommodation and high-speed internet included.

Ideally located close to the shops, schools, and transport links of Hampstead Village (Northern Line Tube), this home perfectly combines period charm with modern comfort. Fitzjohn's Avenue is renowned for its grand Victorian buildings, leafy surroundings, and proximity to Hampstead Heath, making it one of NW3's most desirable addresses.



**Guide price:** £8,666 Per Month

**Tenure:**

**Service Charge:** Add text here

**Local Authority:**

**Council Tax Band:** G





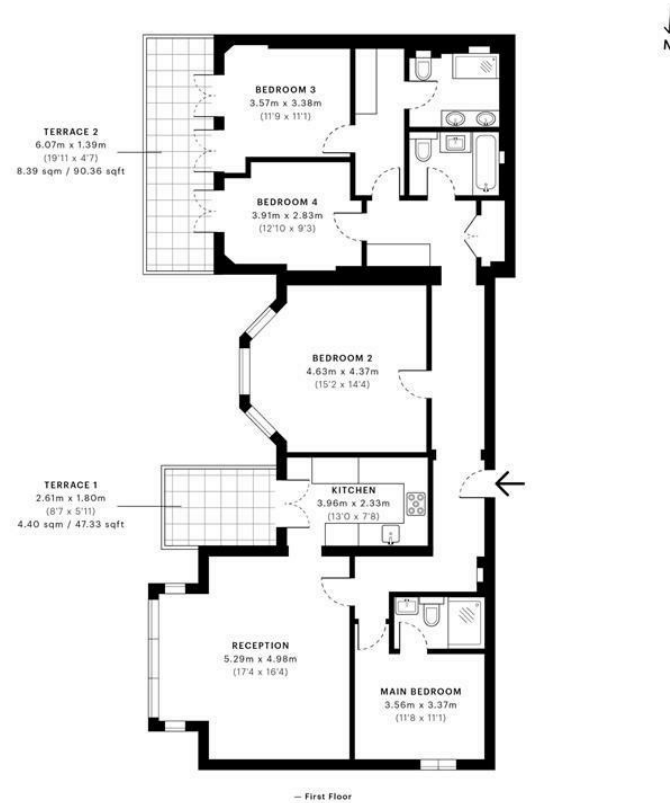












GROSS INTERNAL AREA (GIA)  
The footprint of the property  
126.17 sqm / 1358.08 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes swimming pools, restricted head height  
116.88 sqm / 1258.09 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
12.79 sqm / 137.67 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and 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 3B RESIDENTIAL 140.09 sqm / 1507.92 sqft  
IPMS 3C RESIDENTIAL 131.40 sqm / 1414.38 sqft

spec id: 5R352c7b352000d0c977968

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NW3 6UA

We would be delighted to tell you more  
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