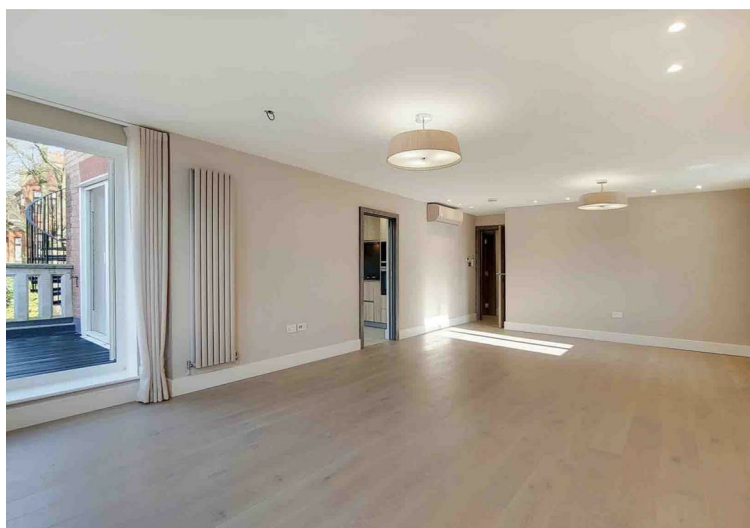
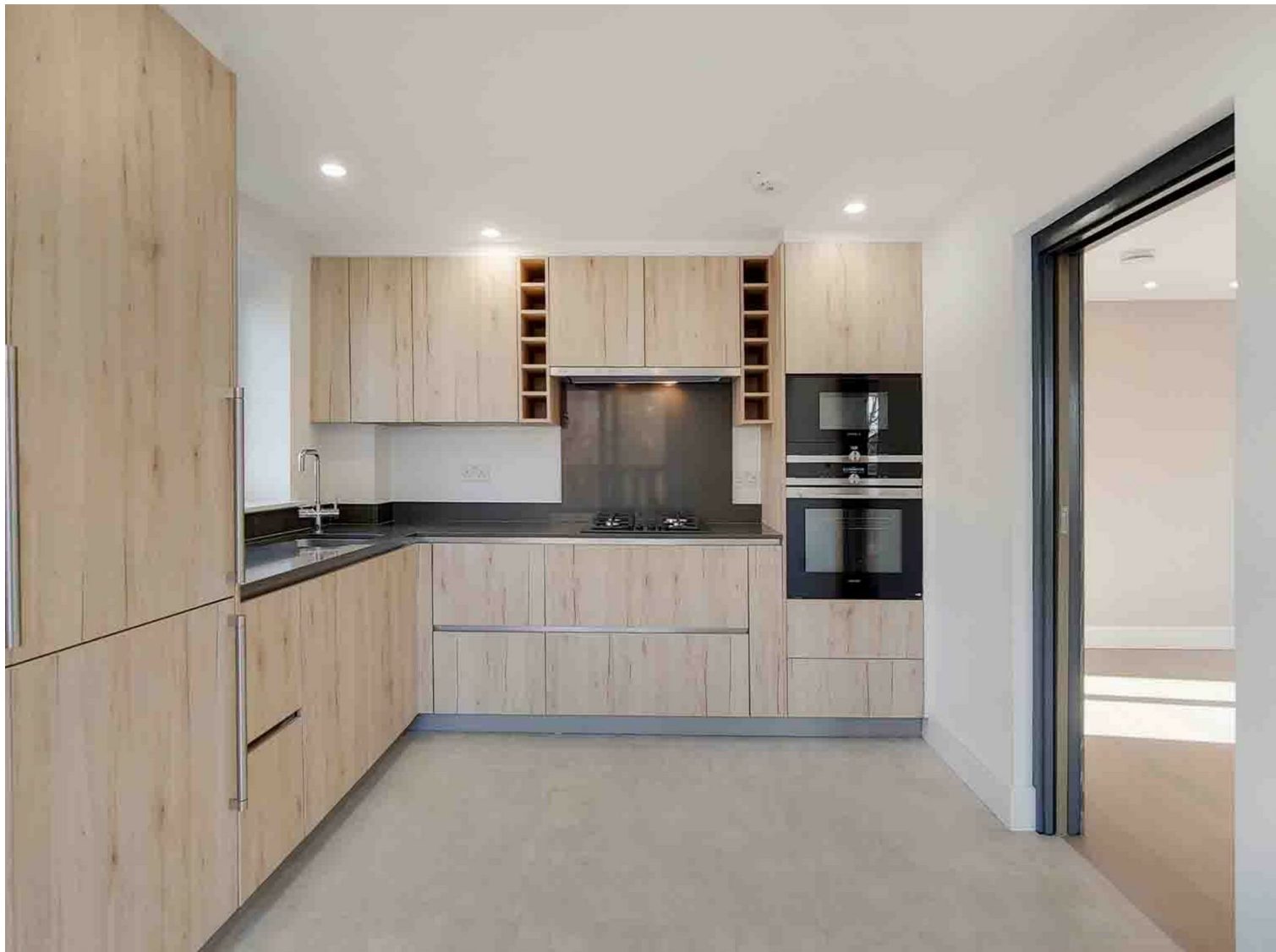
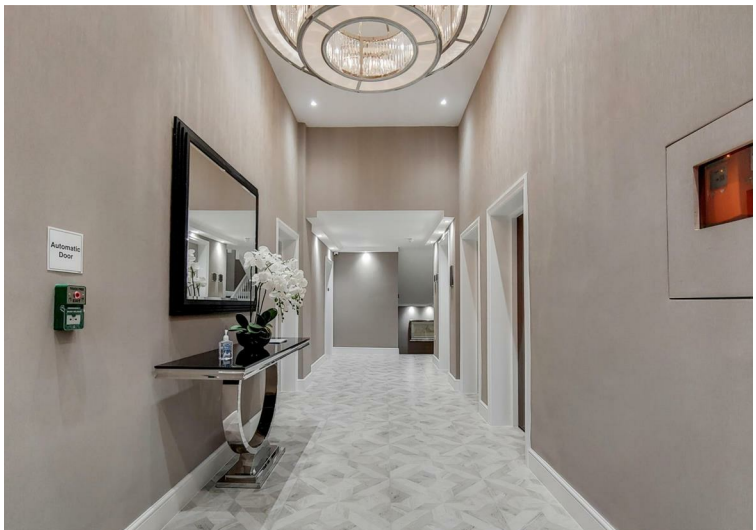
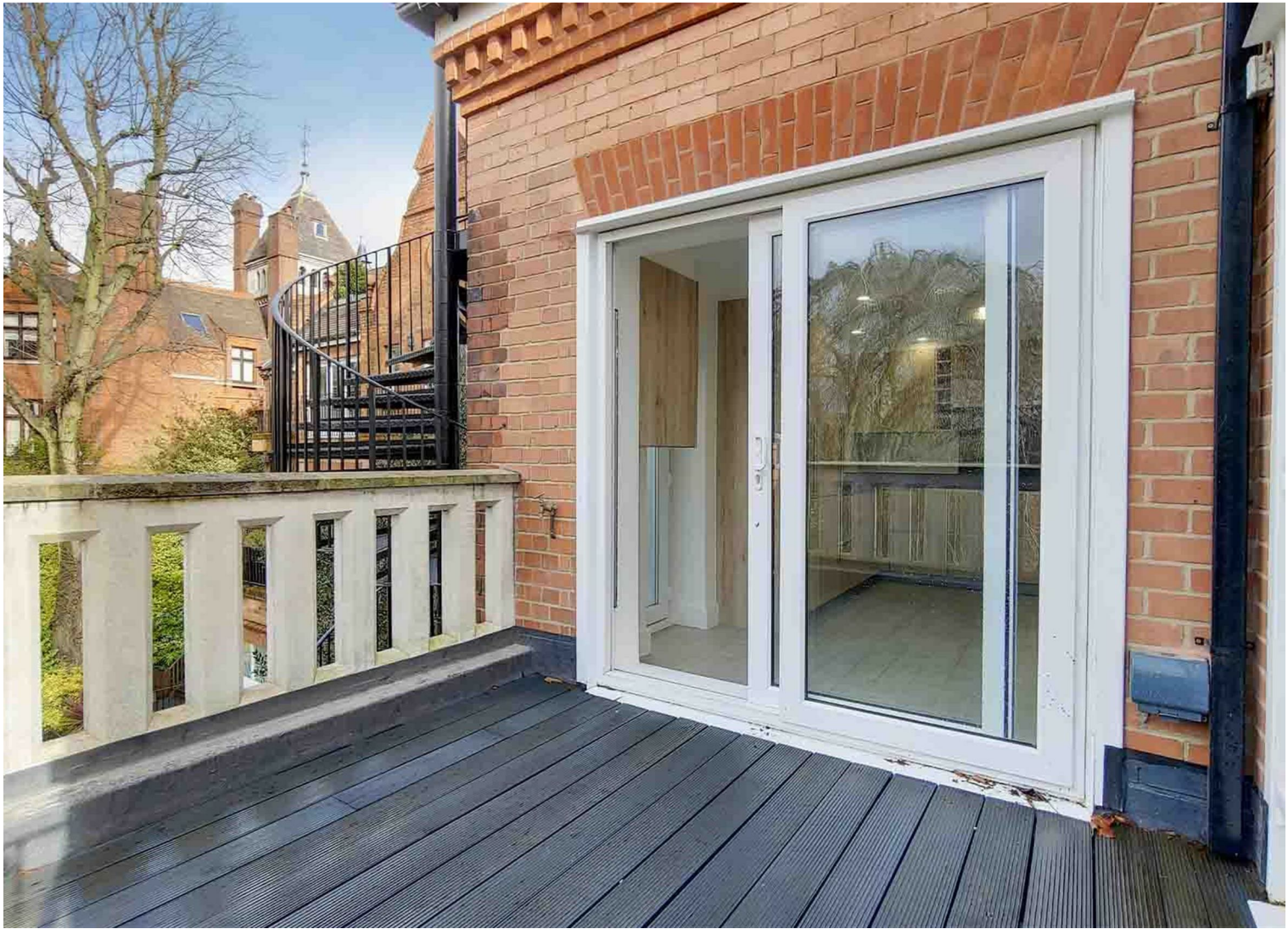




Fitzjohns Avenue, Hampstead, London, NW3 £5,200 Per Month Furnished/unfurnished





GROSS INTERNAL AREA (GIA)
The footprint of the property
90.67 sqm / 975.96 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
85.09 sqm / 915.90 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.03 sqm / 75.67 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
2.07 sqm / 22.28 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 98.76 sqm / 1063.04 sqft
IPMS 3C RESIDENTIAL 93.84 sqm / 1010.09 sqft

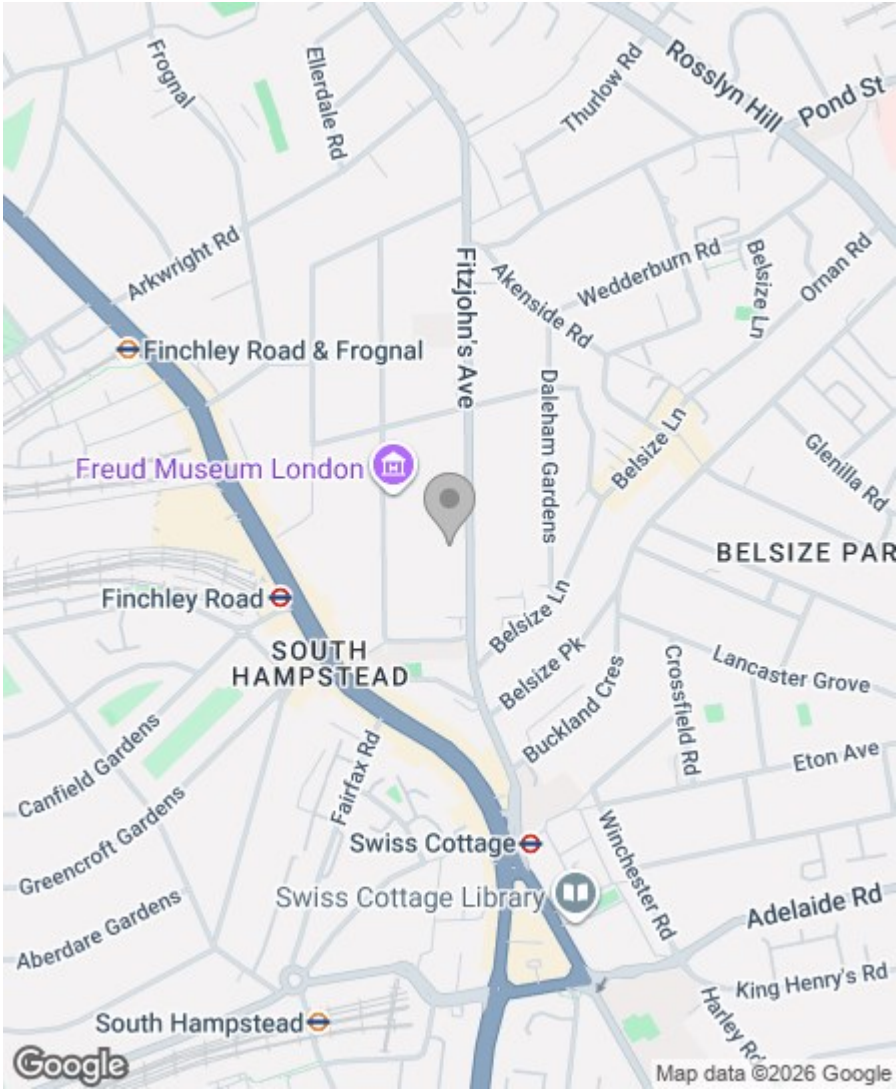
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Property Overview

Location	Hampstead, NW3
Price	£5,200 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	
Tax Band	G
Furnishing	Furnished/unfurnished

Key Features

- Private Terrace
- Close to Hampstead Village
- Passenger Lift
- Wood Flooring
- Air conditioning
- Communal Gardens



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

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Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

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We are members of



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).