



Fitzjohns Avenue, London NW3 6PH

**WAYNE
& SILVER**

Fitzjohns Avenue, London NW3 6PH

A beautifully presented two-bedroom, two-bathroom apartment set on the third floor of this attractive development on prestigious Fitzjohns Avenue in Hampstead.

Offering approximately 976 sq. ft. of well-proportioned accommodation, the property features a spacious reception room, a separate modern fitted kitchen with integrated appliances and access to a private terrace, a generous principal bedroom with en-suite shower room, a second double bedroom and a contemporary family bathroom.

The apartment further benefits from air conditioning, excellent built-in storage, communal gardens, communal bicycle storage and internet included. Available furnished or unfurnished.

Ideally positioned for the shops, cafés and restaurants of Hampstead Village, with Hampstead Underground Station and the open spaces of Hampstead Heath also within easy reach.



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EPC

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Guide price: £5,200 Per Month

Tenure:

Service Charge: Add text here

Local Authority:

Council Tax Band:











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 mezzanines, suspended fixed 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 2.0m
2.07 sqm / 22.28 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Prots 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.

SPM330 RESIDENTIAL 90.76 sqm / 1063.04 sqft
SPM330 RESIDENTIAL 93.84 sqm / 1010.09 sqft
SPEC ID: 5F3556a076c290dbad68f1c1

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

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