

Fitzjohns Avenue

Hampstead, London NW3

WAYNE & SILVER



The Property

Cash buyers only *Photos are digitally staged*

Set within a striking and substantial red-brick Victorian residence on one of Hampstead's most prestigious tree-lined avenues are two separate apartments being sold as one unit with first come first served parking.

The first apartment is set on the second floor totalling 517 sq ft, and arranged as a one bedroom apartment. The accommodation includes a bright open-plan kitchen/reception room with pleasant views over the rear gardens, a generous 15' double bedroom, a spacious entrance hall with and contemporary shower room.

The second apartment is set across the second and third floors occupying 1,356 sq ft offering bright and well-proportioned flat throughout. The impressive 19' reception room is a particular highlight, featuring a vaulted ceiling and French doors opening onto a private balcony. A separate room completes this floor.

A spiral staircase leads to the upper level, which includes a secondary reception/lounge, two double bedrooms with fitted wardrobes and direct access to a second balcony overlooking the beautifully landscaped rear gardens. A family bathroom and useful storage room complete the accommodation.

Quintessentially Hampstead, Fitzjohns Avenue is ideally positioned just moments from the boutiques, cafés and restaurants of Hampstead Village, with Hampstead Underground Station (Northern Line) and the open green spaces of Hampstead Heath both within easy walking distance.

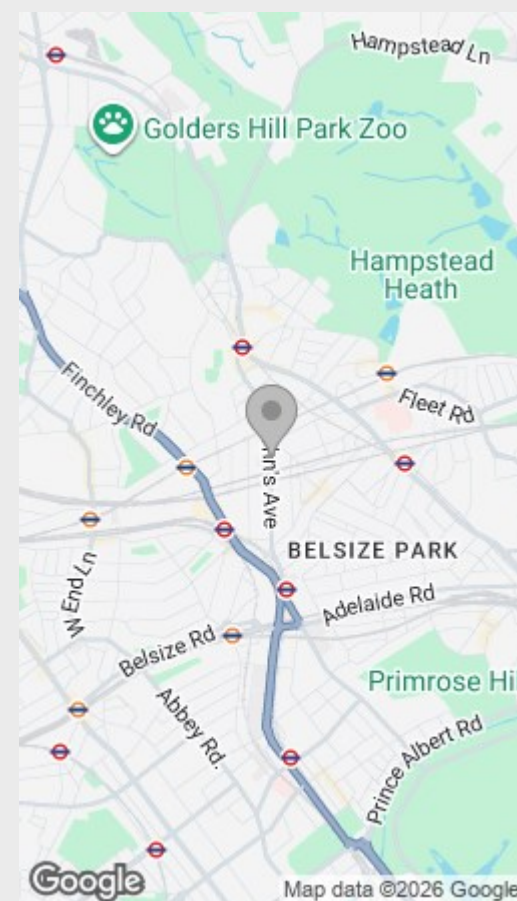
Key Features

- *Cash buyers only*
- Two separate apartments
- One bedroom apartment and
Two bedroom apartment
- 1356 sq ft and 517 sq ft
- First come first served parking
- *Photos are digitally staged*





Location





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Fitzjohns Avenue

GUIDE PRICE

£1,500,000

BEDROOMS

2 AND 1

BATHROOMS

1 AND 1

INTERNAL

1356.00 sq ft and 517.00 sq ft

EPC

LOCAL COUNCIL

Camden

TAX BAND

G

TENURE

Share of Freehold



Floorplan & EPC

GUIDE PRICE

£1,500,000

IMPORTANT INFORMATION

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WAYNE & SILVER

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