



Fitzjohns Avenue | London | NW3

Asking price £4,500,000 | Freehold

5 2 2 D

ADN
RESIDENTIAL

This discreet and recently refurbished low-built 5 bedroom family home, measuring 2812 sq ft (261.24 sq m), which features a gated front garden with off street parking for two cars and an enclosed rear patio. Upon entering, the contemporary design is immediately evident, with excellent living accommodation on the ground floor. The stylish eat in kitchen and reception area seamlessly extend to the garden through French doors. The double reception room is particularly striking with dropped ceilings, French doors and bay window. The ground floor also includes a guest WC and ample storage. Upstairs, the first floor offers four double bedrooms and two bathrooms, one being en-suite. The entire space is thoughtfully designed with fantastic storage throughout. The house is fully double-glazed and equipped with air conditioning. This home is both practical and comfortable, offering well- proportioned living spaces without compromising on style and quality. Fitzjohn's Avenue not only benefits from the plethora of outstanding schools that Hampstead is renowned for but also from the diverse shops and restaurants/cafe culture of Hampstead Village and Hampstead Underground Station (Northern Line). The additional transport amenities of Finchley Road namely Finchley Road Underground Station (Jubilee & Metropolitan Lines), Finchley & Frognal Overground and numerous bus routes into and out of central London provide outstanding connectivity. As well as the truly remarkable vast open spaces of Hampstead Heath. The property has planning permission granted for a large basement under application 2017/1047/P.

- 5 Bedrooms
- 2 Reception Rooms
- Eat In Kitchen
- 2 Bathrooms
- Air Conditioning
- Gated
- Off Street Parking For Two Cars
- Front & Rear Gardens

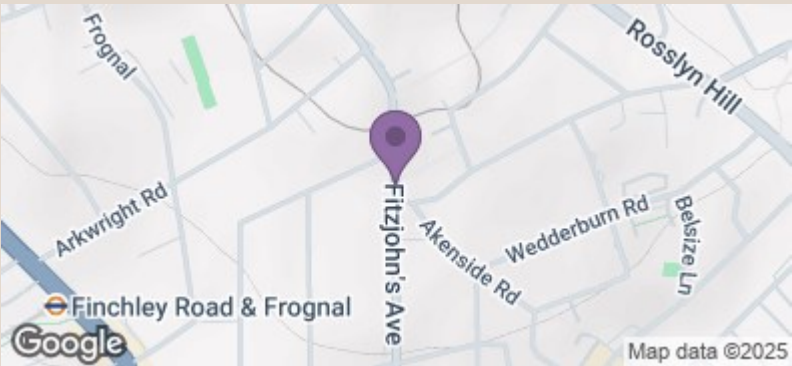
Council Tax Band: H
EPC: C











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		67	81
		EU Directive 2002/91/EC	

info@adnresidential.co.uk | 020 7407 5155