



## Fitzjohn's Avenue | London | NW3

£5,500 Per month |

 3  2  1  C

**ADN**  
RESIDENTIAL

A brand newly refurbished three-bedroom, two-bathroom apartment situated on the first floor of a prominent red-brick period conversion in NW3.

The property offers a spacious reception room with an attractive bay window, a fully fitted separate kitchen, a principal bedroom with built-in storage and an en-suite shower room, two further bedrooms and a modern family bathroom.

Further benefits include wooden flooring, double-glazed windows, and heating is included within the rent.

Council Tax Band: Camden – Band G

Security Deposit: £7615.38

Holding Deposit: £1,269.23

Deposits shown are based on an Assured Periodic Tenancy Agreement.

- Three Bedrooms
- Kitchen
- Wooden Flooring
- Inclusive Heating
- Reception Room
- Two Bathrooms
- Double Glazed Windows

Council Tax Band: G  
EPC: C





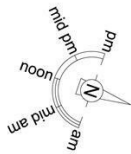




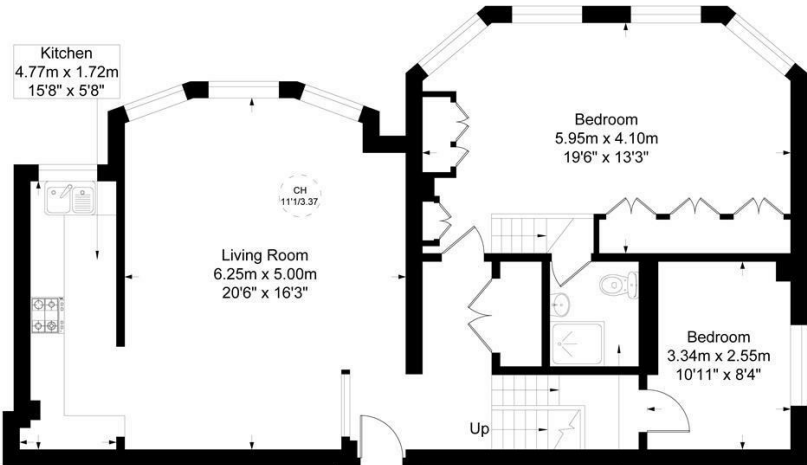
# Fitzjohn's Avenue, NW3

Approximate Gross Internal Area = 1160 sq ft / 107.7 sq m  
(Including Restricted Height)

Restricted Height = 27 sq ft / 2.4 sq m



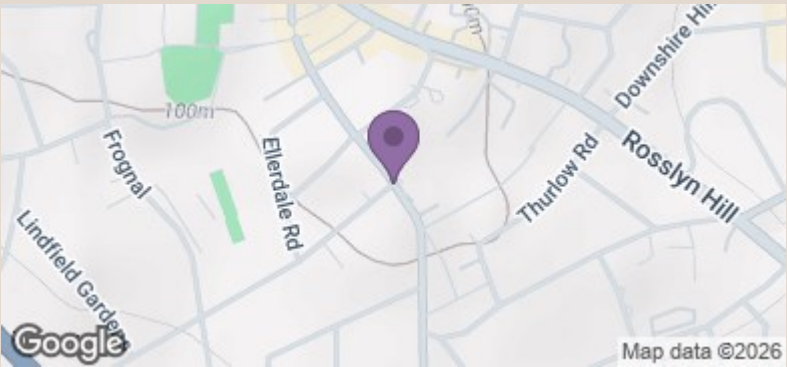
Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



| 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                             |   | 72                      | 80        |
|                                             |   | EU Directive 2002/91/EC |           |

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