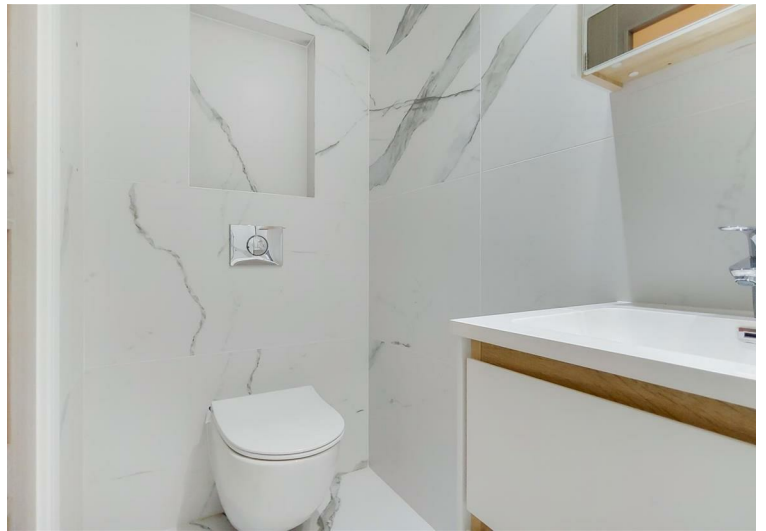
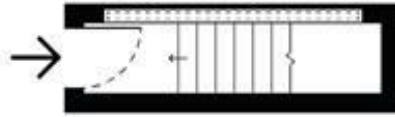




Fitzjohns Avenue, London £2,708 Per Month Furnished/unfurnished

Greenstone are pleased to offer this immaculate 4 bedroom property set within moments from Belsize Village, Hampstead High Street and within walking distance to Primrose Hill. Offering 1,455 sq. ft internal space this flat boasts natural light throughout, ample storage, high ceilings and offered fully furnished. Available from mid December please contact us on 0207 625 1000 to arrange a viewing.





— Ground Floor



— Lower Ground Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
58.12 sqm / 625.60 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
53.22 sqm / 572.86 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.64 sqm / 6.89 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.

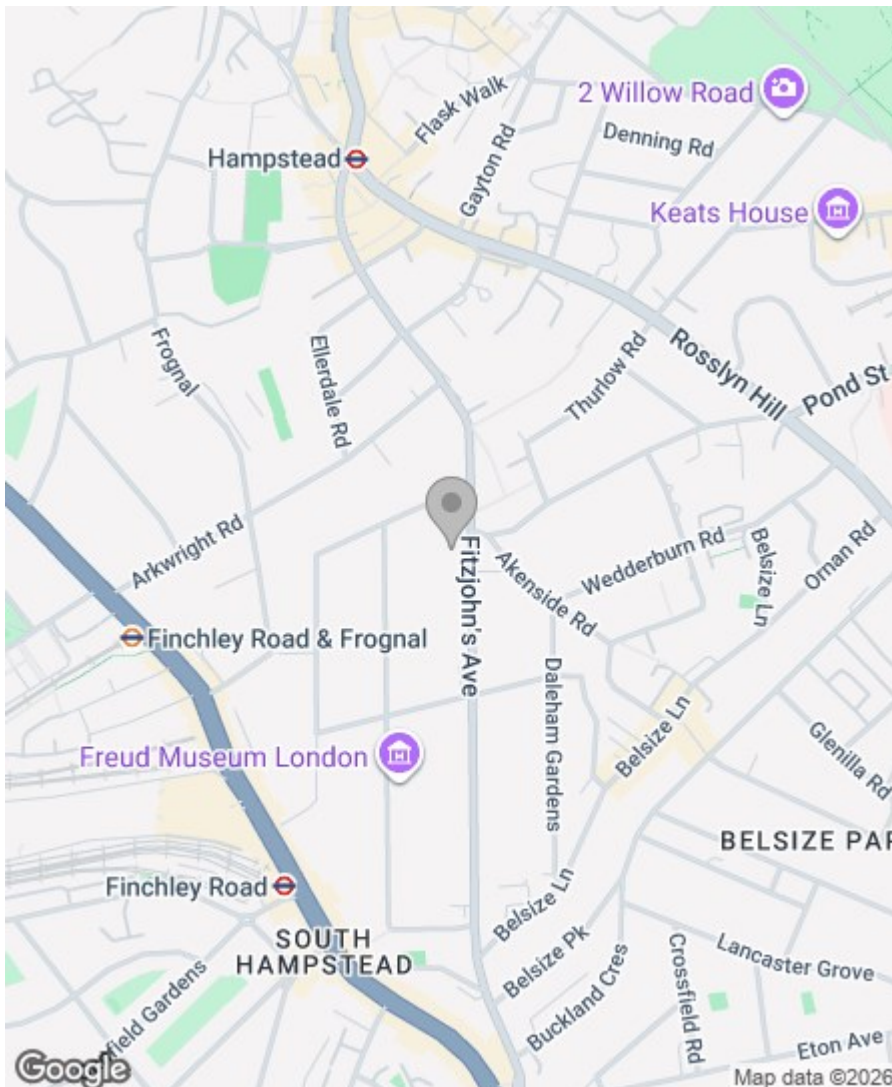
IPMS 3B RESIDENTIAL - 56.24 sqm / 605.36 sqft
IPMS 3C RESIDENTIAL - 53.74 sqm / 578.45 sqft

spec id: 5ff350d207fe290dbad68fb7


Property Overview

Location	, NW3
Price	£2,708 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	
Furnishing	Furnished/unfurnished

Key Features



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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Registered Office:
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Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

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).

