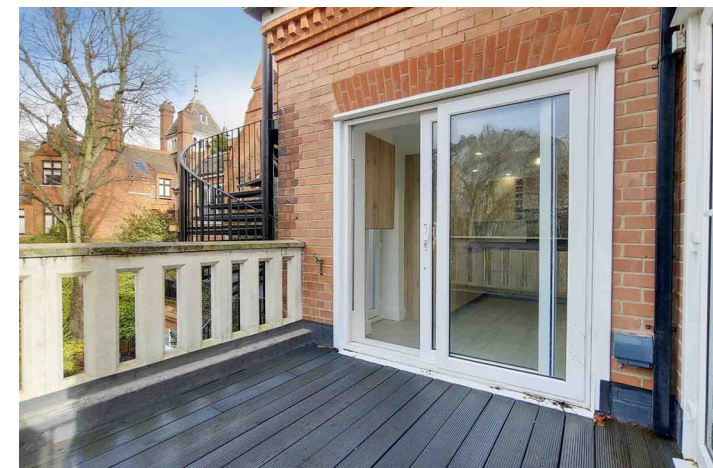




## FITZJOHNS AVENUE

LONDON, NW3

£1,200 PER WEEK

A stunning 2 bedroom, 2 bathroom apartment featuring luxury décor, a private terrace, fully equipped kitchen, en-suite bathroom and an abundance of natural light.

Perfectly situated near to Swiss Cottage Station for the many amenities as well as easy transport in and around London.

**PMP** | INTERNATIONAL



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 equipment, measured head height  
85.09 sqm / 915.90 sqft

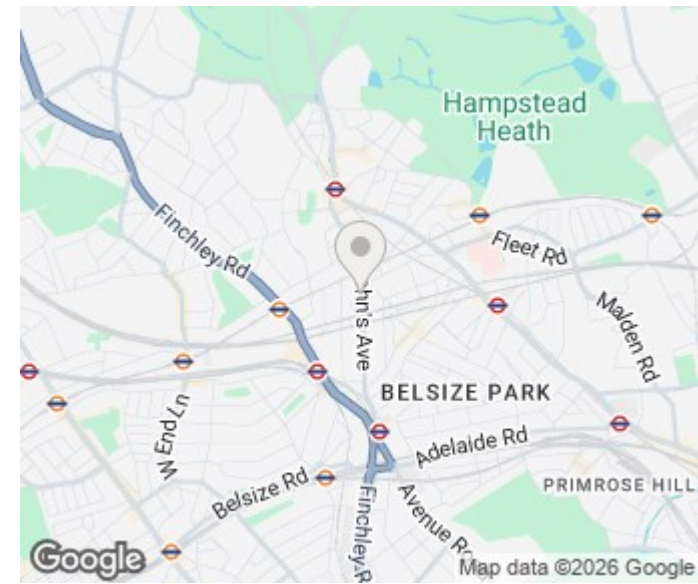
EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, conservatories  
70.3 sqm / 75.67 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
2.07 sqm / 22.26 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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 on the scan.

IPMS 2M RESIDENTIAL: 88.76 sqm / 953.04 sqft  
area as external: 93.84 sqm / 1010.09 sqft  
SPEC ID: 382355da079c290dbu00861



| 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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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