



Fitzjohns Avenue, London, NW3 £3,085 Per Month Furnished/unfurnished

A newly refurbished apartment set within a red brick conversion in the beautiful tree lines Fitzjohn's Avenue.

The property consists of a modern open plan kitchen, double bedroom with fitted wardrobes, fully tiled en suite shower room and guest WC. The apartment offers double glazed windows, air conditioning, wooden floors to the reception areas and access to communal gardens.

Hampstead Heights is situated in Hampstead, within the north London Borough of Camden. The property is situated on the western side of Fitzjohn's Avenue, a short distance to the south of its junction with Lyndhurst Road. Fitzjohn's Avenue is a desirable residential address, characterised by large detached and semi detached period properties. The area benefits from excellent public transport amenities with Hampstead Underground Station (Northern Line) located approximately 650 metres to the north, while Finchley Road Underground Station (Jubilee and Metropolitan Lines) is located approximately 650 metres to the south west.



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— Ground floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
51.96 sqm / 559.29 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes woodwork, restricted head height
49.68 sqm / 534.75 sqft



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



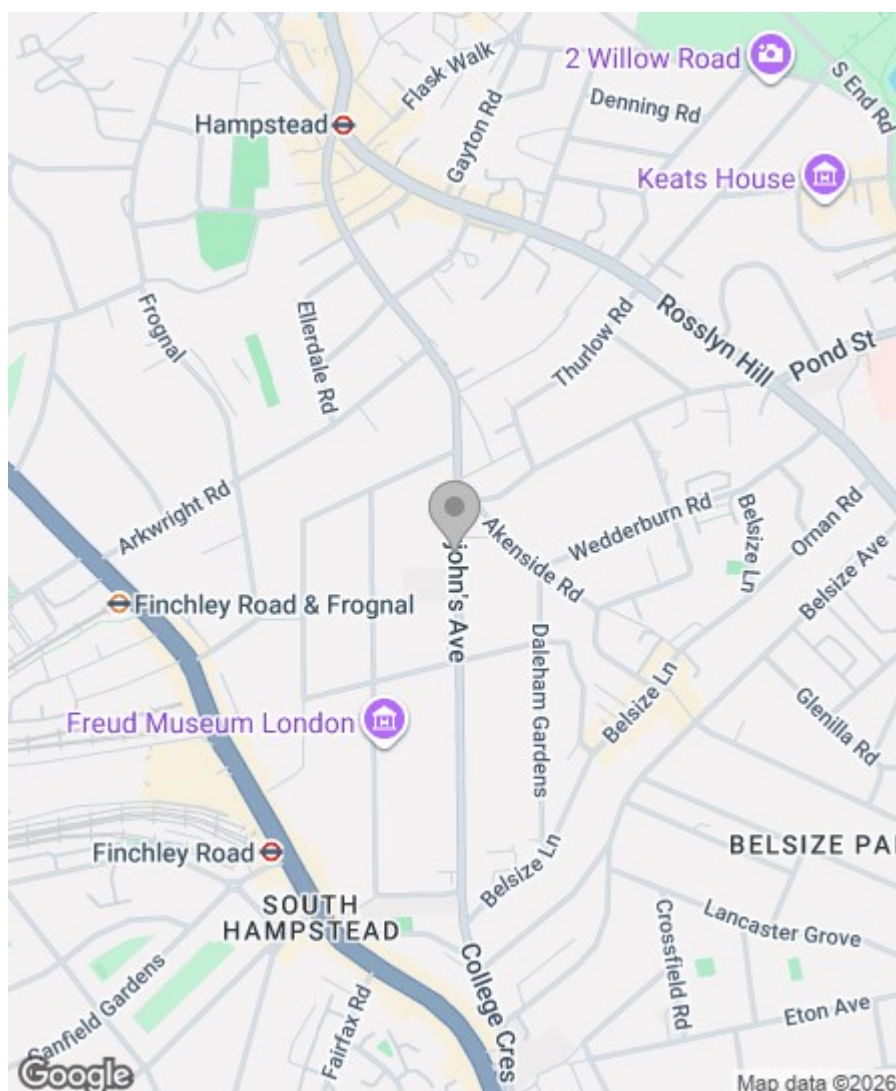
RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft

Property Overview

Location	, NW3
Price	£3,085 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	E
Furnishing	Furnished/unfurnished

Key Features

- Newly Refurbished
- Modern
- Ground Floor
- Communal Gardens
- Air conditioning
- Wooden Flooring
- Close to Transport Links
- Close to Hampstead Heath



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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 	

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