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Fitzjohns Avenue London NW3

A beautifully presented two double bedroom apartment featuring a generous reception room with direct access to a private terrace, a fully fitted kitchen, two bathrooms and access to attractive communal gardens.

Situated in a prime Hampstead location, the apartment is just a short walk from the village's excellent selection of boutiques, cafés, restaurants, renowned schools and transport links, including Hampstead Underground Station (Northern Line) and Swiss Cottage Underground Station (Jubilee Line).

EPC Rating B

£1,200 Per Week

SOLE AGENT









— Third Floor

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 washrooms, restricted head height
85.09 sqm / 915.90 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.03 sqm / 75.67 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9 m
2.07 sqm / 22.28 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 98.76 sqm / 1063.04 sqft
IPMS 3C RESIDENTIAL 93.84 sqm / 1010.09 sqft

SPEC ID: 583556a07fe290dbad68fc1