



## Fitzjohn's Avenue | London | NW3

Asking price £1,950,000 | Leasehold

 4  2  1  E

**ADN**  
RESIDENTIAL

This exceptional penthouse apartment occupies the top two floors of an elegant red-brick period building in the heart of Hampstead Village, offering approximately 2,400 sq ft of thoughtfully designed living space. The property features a stunning 23-foot open-plan kitchen and reception room overlooking the beautifully maintained communal gardens, a luxurious principal suite with a Juliette balcony, walk-in wardrobe, and ensuite shower room, as well as three additional double bedrooms. One of the bedrooms is uniquely positioned with separate access via the private roof terrace, providing excellent flexibility for guests or home working. Further accommodation includes a family bathroom, utility room, and guest WC. The apartment also benefits from extensive storage throughout, unallocated off-street parking, and access to attractive communal gardens.

Tenure: Leasehold - 941 Years Remaining  
Service Charge: £8,000 Per Annum

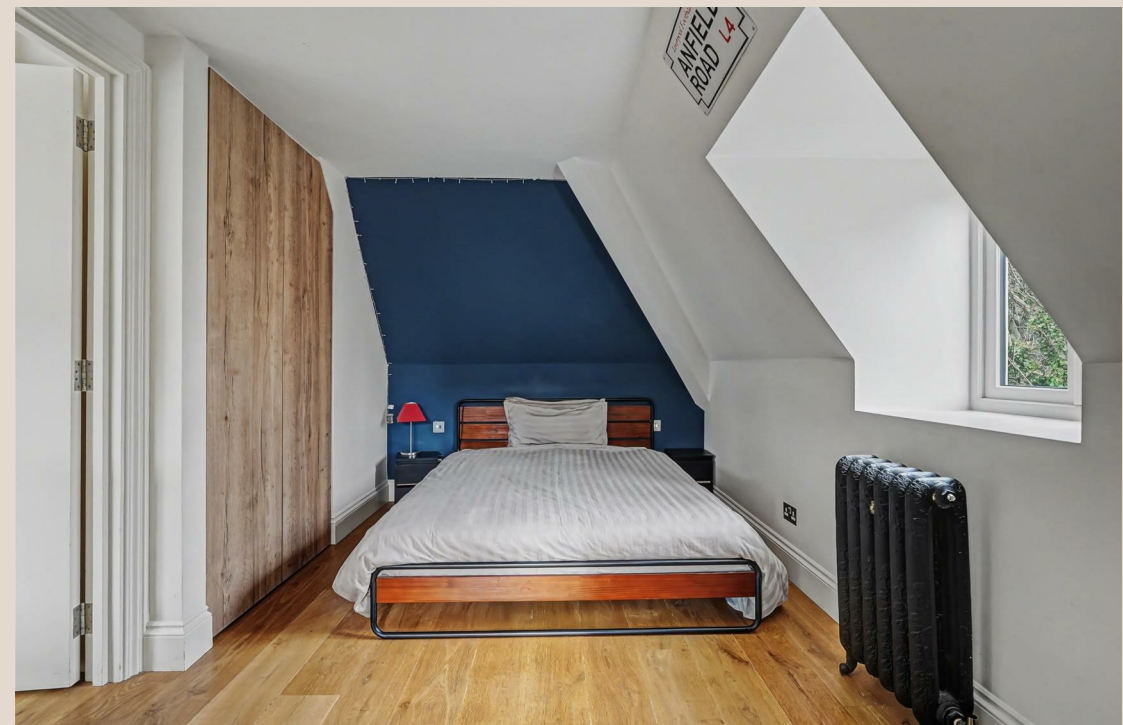
- Penthouse Apartment
- Spacious Reception Room
- Roof Terrace
- Unreserved Off Street Parking
- Four Double Bedrooms
- Two Bathrooms
- Communal Gardens

Council Tax Band: G  
EPC: E









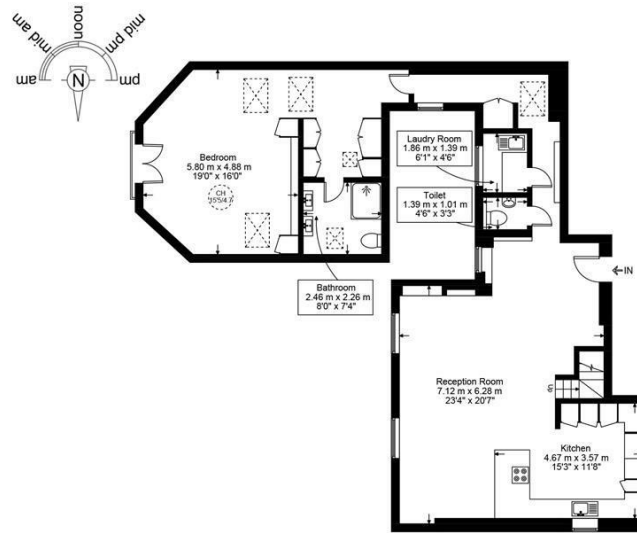


## Daphne Court, NW3

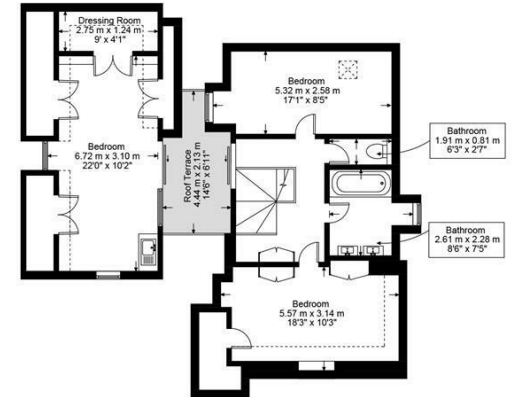
Approximate Gross Internal Area = 2109 sq ft / 196 sq m

Restricted Height = 211 sq ft / 19.62 sq m

Roof Terrace = 81 sq ft / 7.56 sq m



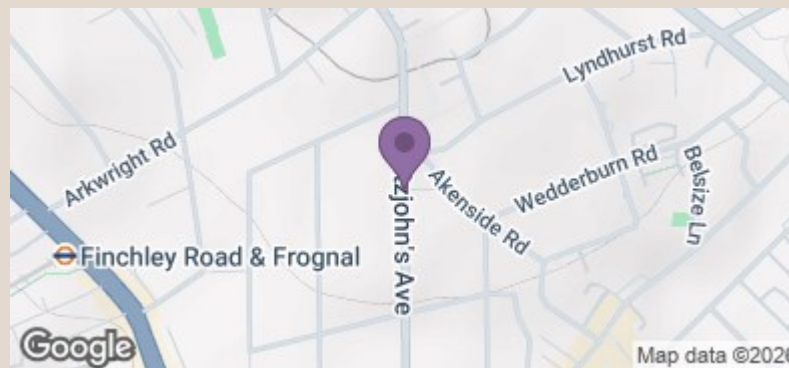
Second Floor



Third 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		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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