

**GARDEN FLAT  
FITZJOHN'S AVENUE  
LONDON  
NW3**



**Bargets Estate Agents**



**A modern three bedroom garden apartment located 0.1m from Hampstead Underground Station (Northern Line) and the amenities that the Village has to offer.**

**This wonderful apartment benefits from having modern fixtures throughout and comprises, spacious reception room with access onto a spacious private garden, separate fully fitted kitchen, three bedrooms and two bathrooms.**

### **ACCOMMODATION & AMENITIES**

**3 Bedrooms : Bathroom : En Suite Bathroom : Guest WC :  
Reception Room : Kitchen : Patio**

**Furnished / Unfurnished**

**£1,150 Pw / £4,983 Pcm**

**Subject to Contract**















— Lower Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
**99.3 Sqm / 1068.6 Sqft**

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes washrooms, restricted head  
**90.5 Sqm / 974.5 Sqft**

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**