



Fitzjohns Avenue

Hampstead, NW3

£3,085 per month
(£711.92 per week)

A beautiful ground floor apartment set in an exclusive development situated in this excellent location within walking distance to the shops and amenities of Hampstead Village and within walking distance to Belsize Park. The property boasts access to a landscaped communal garden. Accommodation comprises reception room, open plan fully fitted kitchen, double bedroom with en-suite bathroom.

CHESTERTONS



Fitzjohns Avenue

Hampstead, NW3

- A Beautiful Ground Floor Apartment in Development
- 1 Bedrooms, 1 Bathrooms, WC, Reception, Kitchen
- Access to Landscaped Communal Garden
- Situated in Excellent Location in Hampstead



Deposit Required: £3,559.62
Local Authority: London Borough Of Camden
Council Tax Band: E
EPC Rating: C
Furnished, Part Furnished, Unfurnished

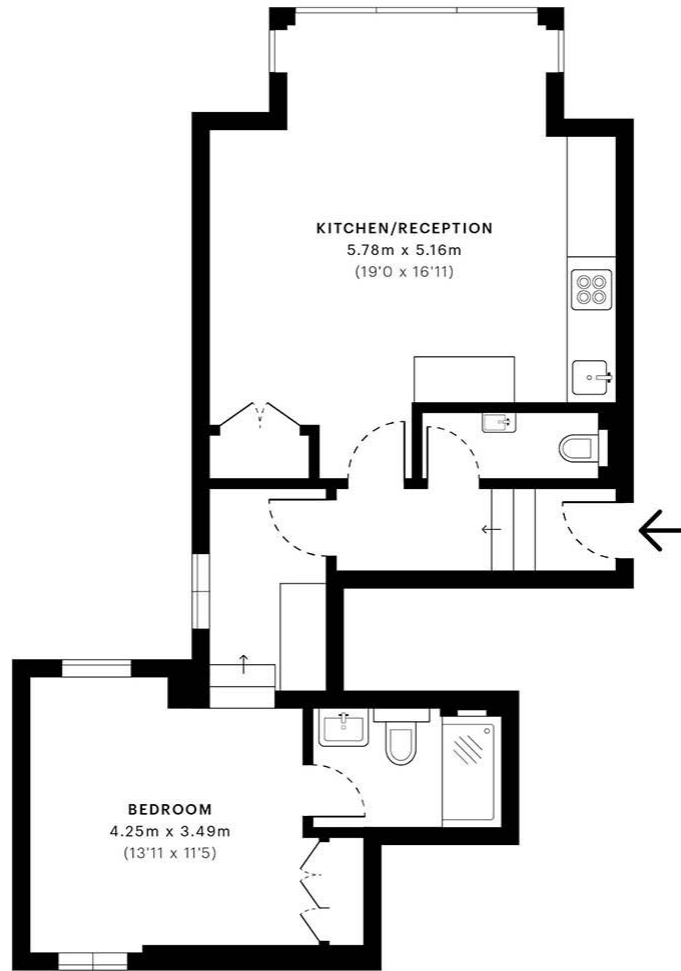
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)	78	78
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Hampstead Lettings

55-56 Hampstead High Street
 Hampstead
 London
 NW3 1QH
hampsteadlettingsusers@chestertons.co.uk
 02077941125
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees

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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 washrooms, 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 1.5 m
0.00 sqm / 0.00 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 54.19 sqm / 583.30 sqft
IPMS 3C RESIDENTIAL 52.19 sqm / 561.77 sqft

SPEC ID 5ff3513c07fe290dbad68fb8