



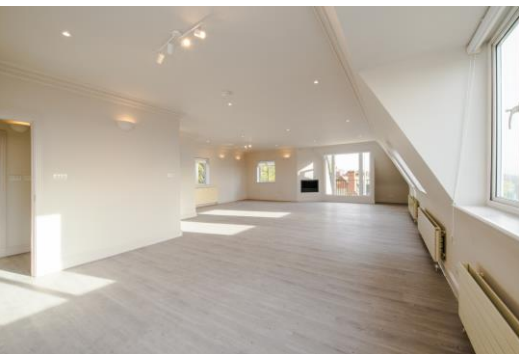
# Fitzjohns House

46 Fitzjohns Avenue, NW3

£6,000 per month  
(£1,384.62 per week)

\*VIDEO TOUR AVAILABLE\*. A magnificent 4 bedroom 5th floor penthouse apartment in this purpose built block benefiting from direct lift access, wood floors throughout, private balcony and communal gardens. The property is conveniently located within close proximity to the amenities of Hampstead Village and walking distance to Belsize Park (Northern Lines). Accommodation comprises spacious reception room with French doors leading to the balcony and lovely views, fully fitted eat-in kitchen with dual aspect, master double bedroom with en-suite bathroom, 3 further double bedrooms, 2 bathrooms, guest cloakroom.

**CHESTERTONS**



# Fitzjohns House

## 46 Fitzjohns Avenue, NW3

- A Magnificent 5th Floor Penthouse Apartment in Purpose Built Block
- 4 Bedrooms, 3 Bathrooms, Reception, Fully Fitted Eat In Kitchen
- Direct Lift Access, Wood Floors Throughout, Private Balcony, Communal Gardens
- Close Proximity to the Amenities of Hampstead Village, Walking Distance to Belsize Park





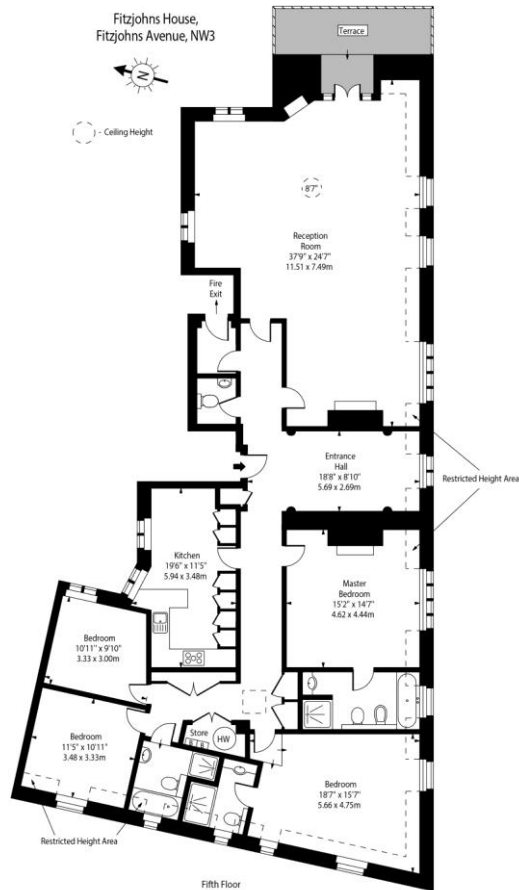
**Minimum Term:** 12 months  
**Deposit Required:** £8,307.69  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** F  
**EPC Rating:** C  
**Unfurnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)	70	74
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (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  
[hampstead@chestertons.co.uk](mailto:hampstead@chestertons.co.uk)  
 02077941125  
[chestertons.co.uk](http://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](http://chestertons.co.uk/property-to-rent/applicable-fees)



Approx Gross Internal Area 2210 Sq Ft - 205.31 Sq M  
Approx. Floor Area Including Restricted Heights 2350 Sq Ft - 218.32 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldens.co.uk  
Prepared for Chestertons  
Ref. No. 0111671

