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## **Fitzjohns Avenue Hampstead NW3**

A newly decorated four double bedroom, four bathroom, fully fitted kitchen apartment offering a spacious reception room with direct access to a private roof terrace, two bathrooms and access to communal gardens.

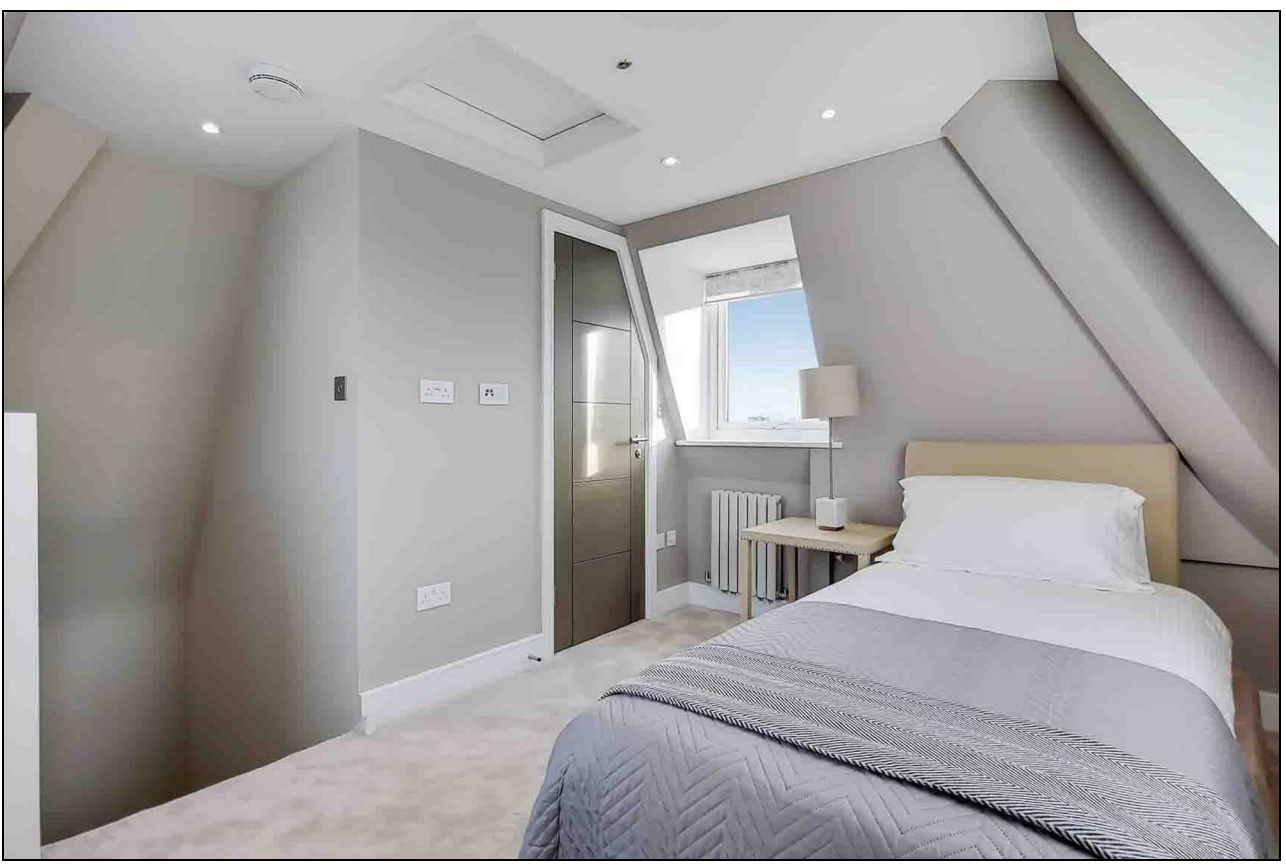
The apartment is conveniently located for the shops, restaurants, schools and transport facilities of Hampstead Village as well as Hampstead underground station (Northern Line) and Swiss Cottage underground station (Jubilee Line).

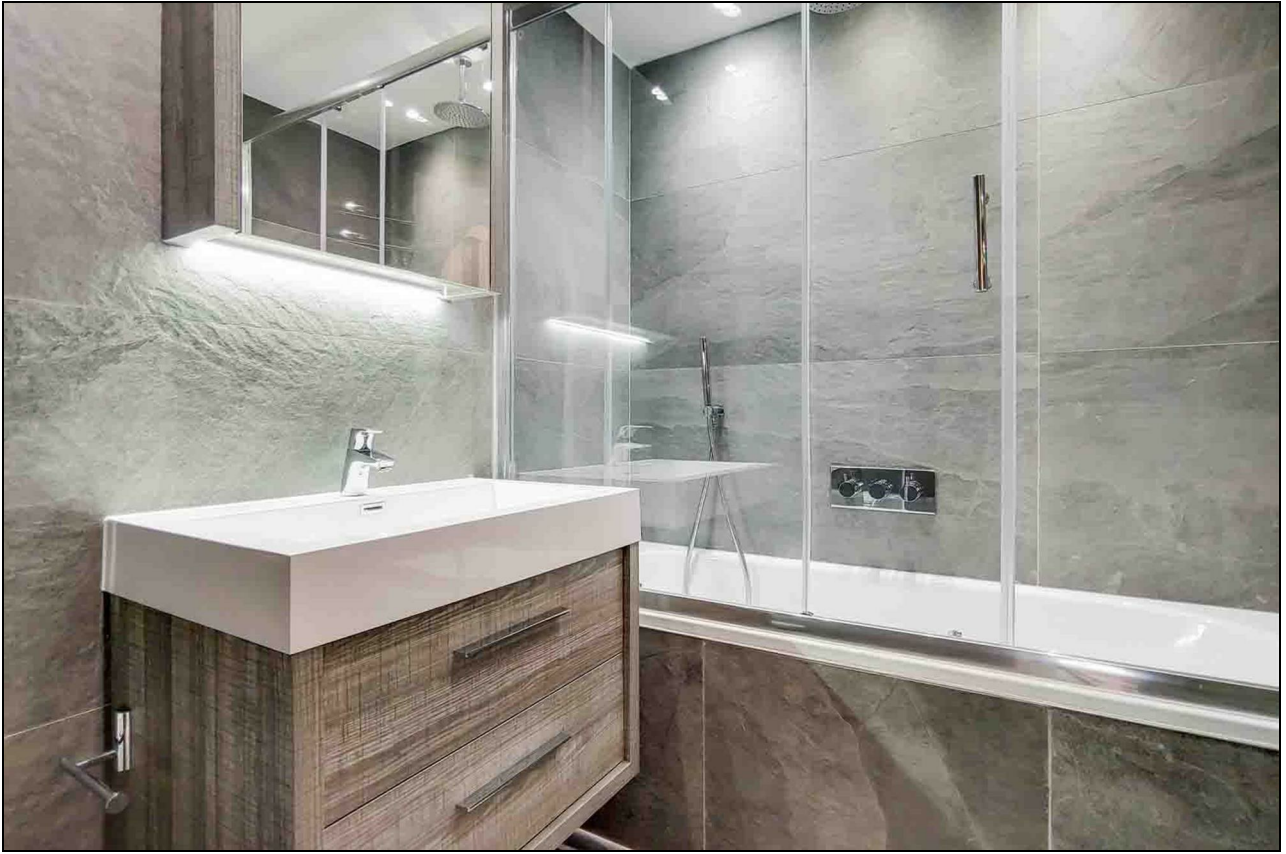
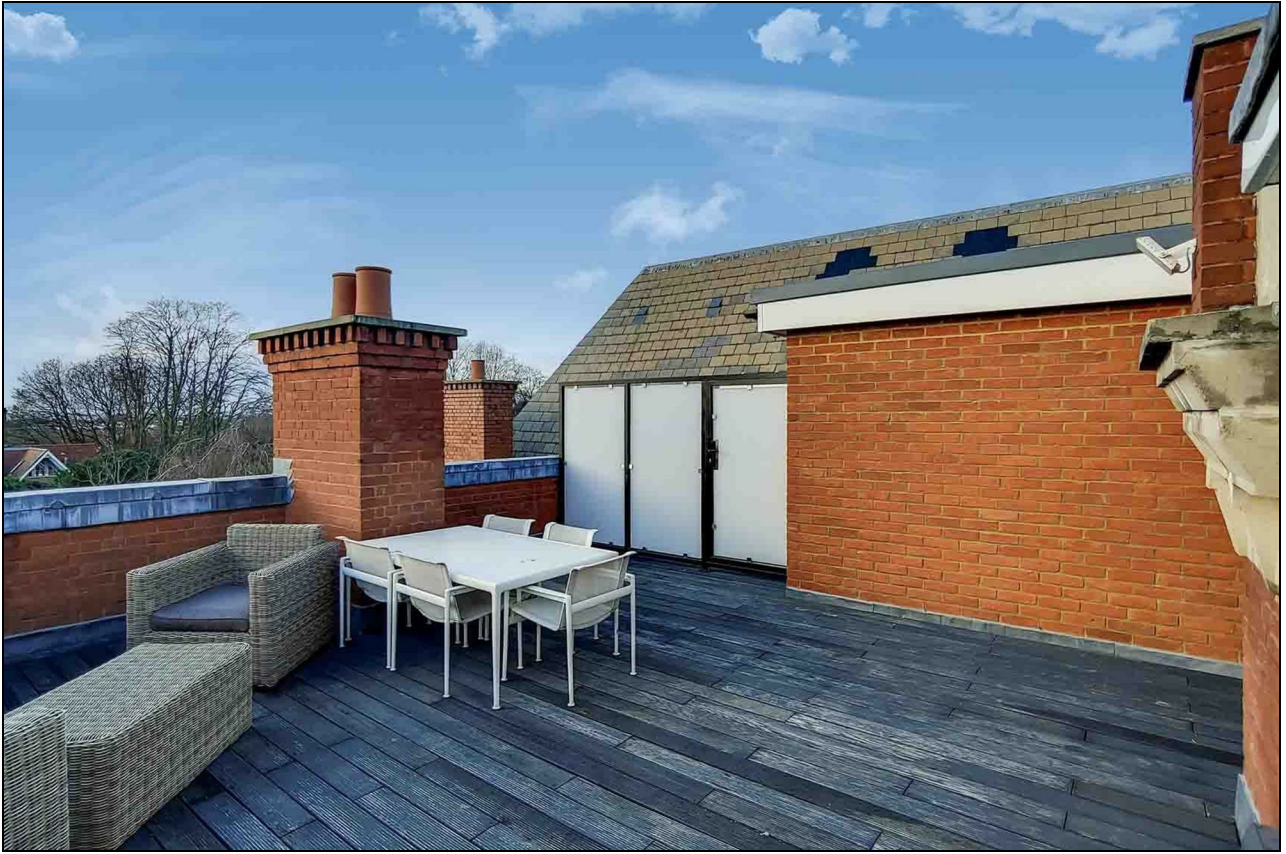
EPC Rating B

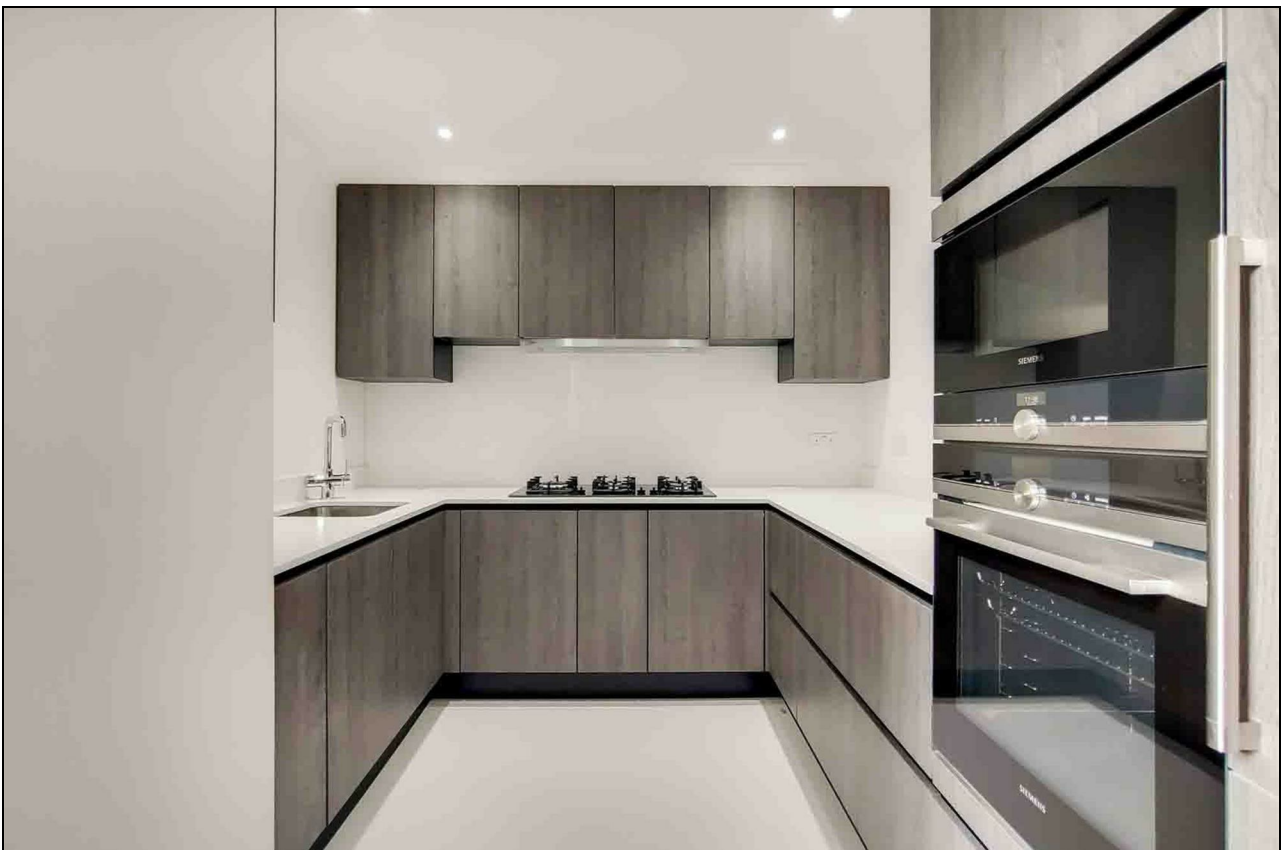
**£9,250 Per Month**

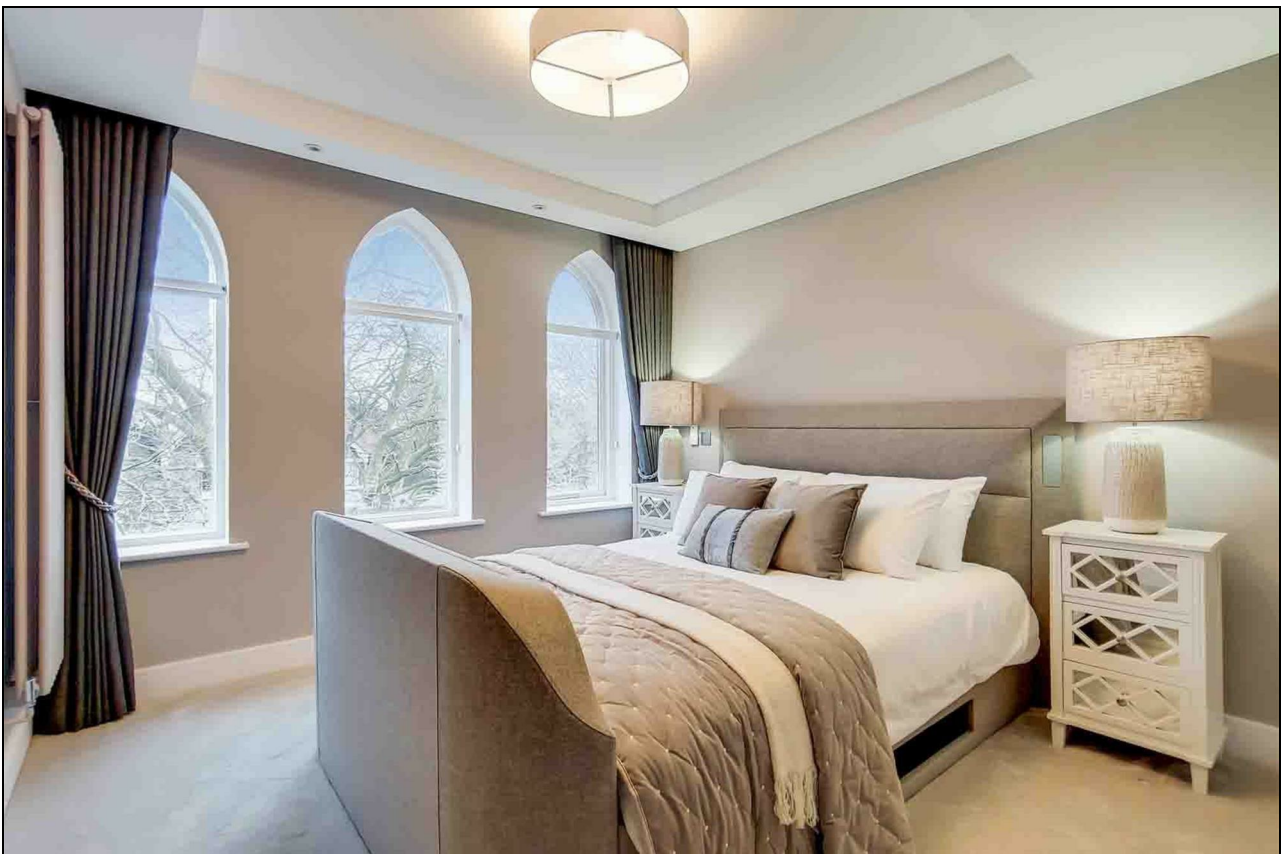
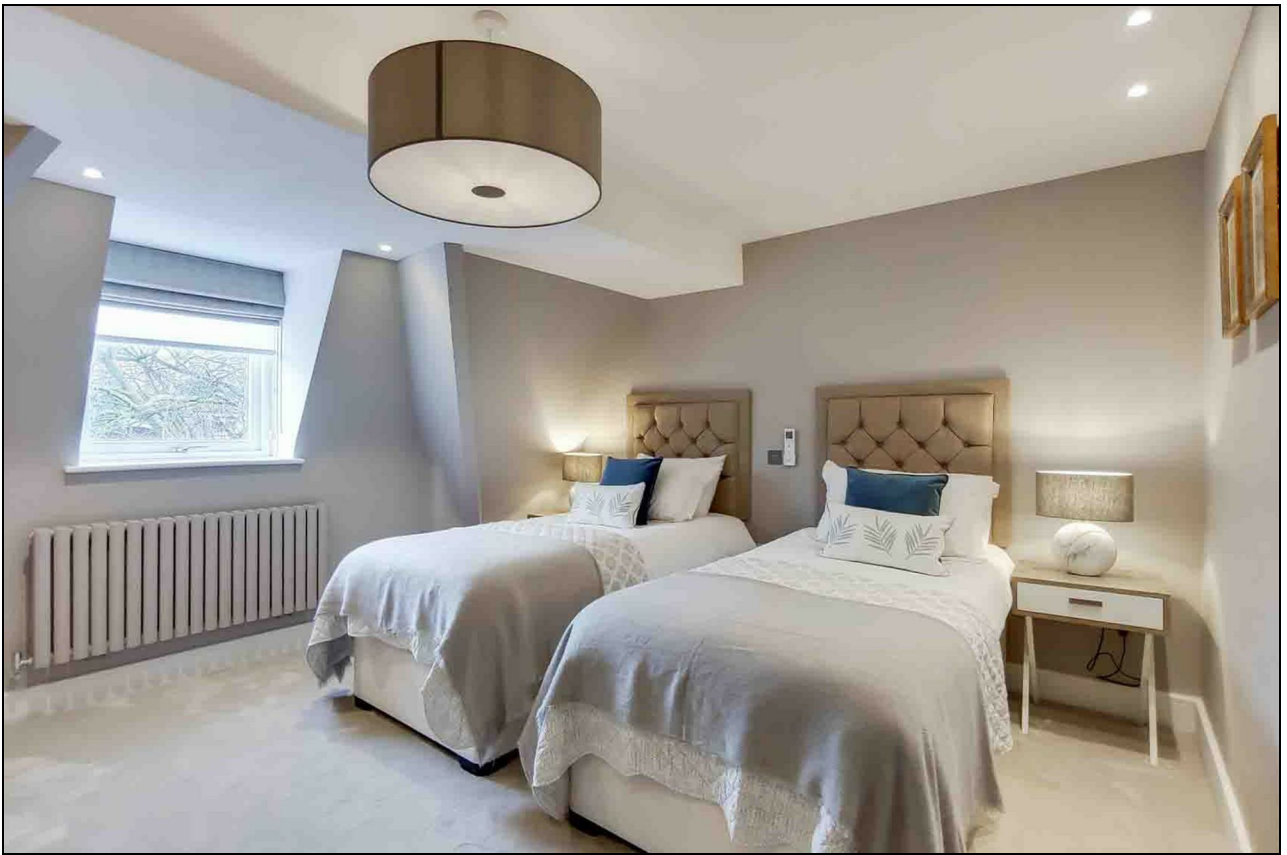
**SOLE AGENT**

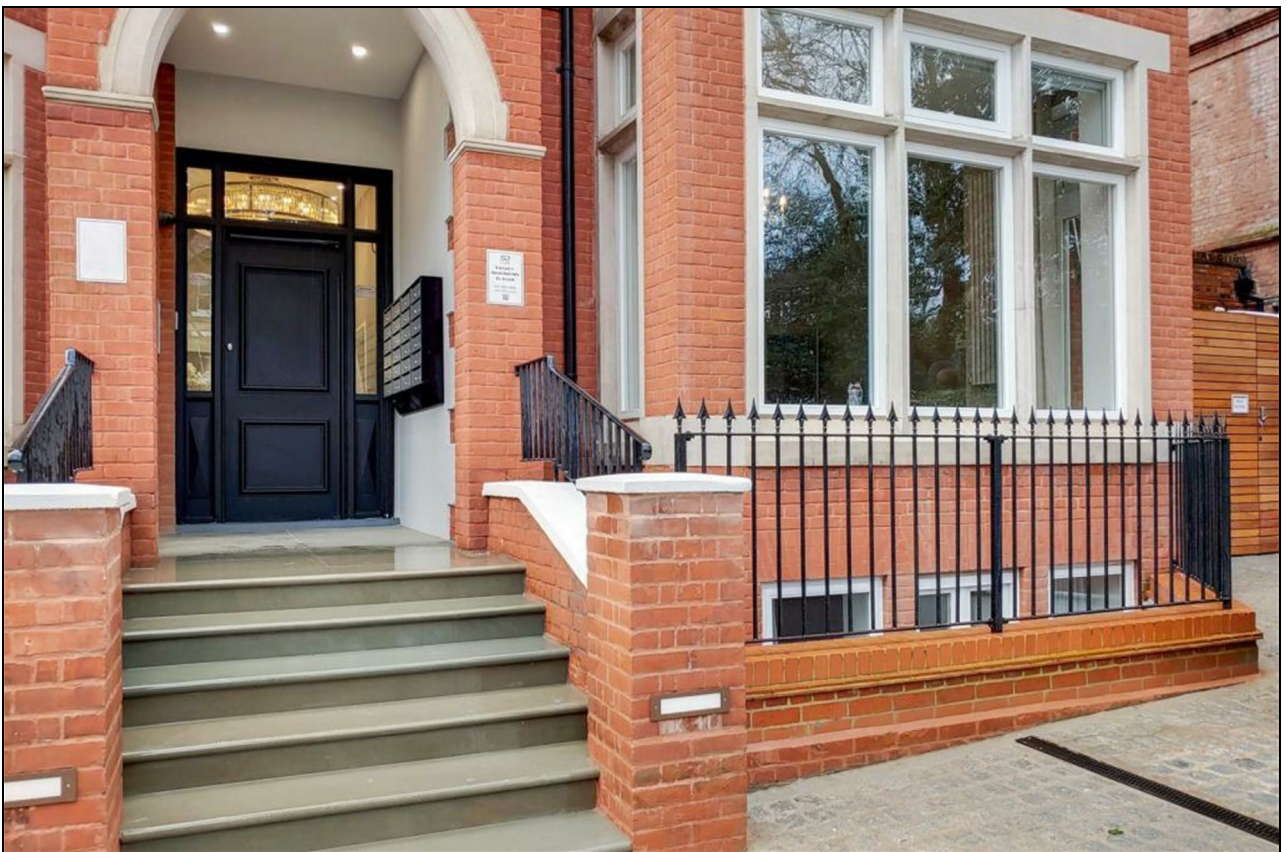
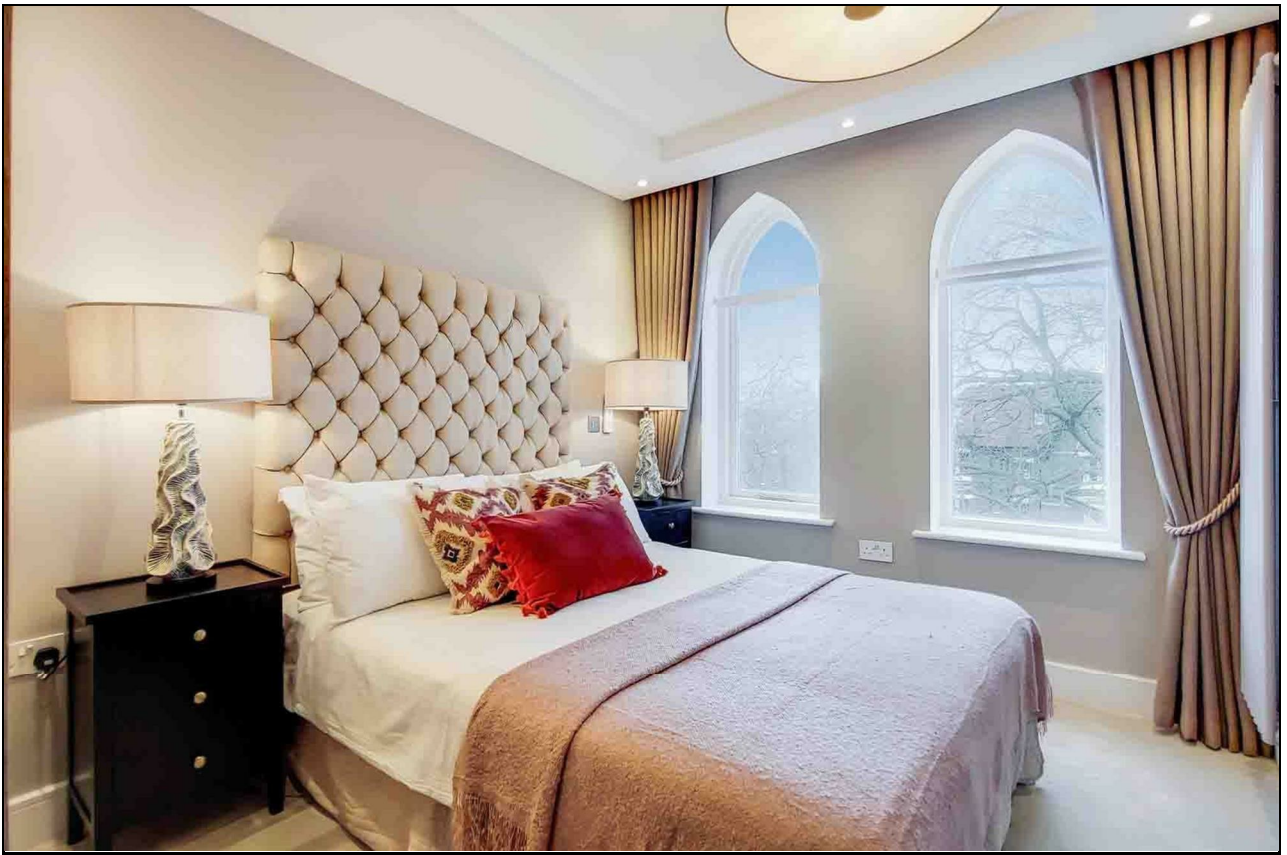


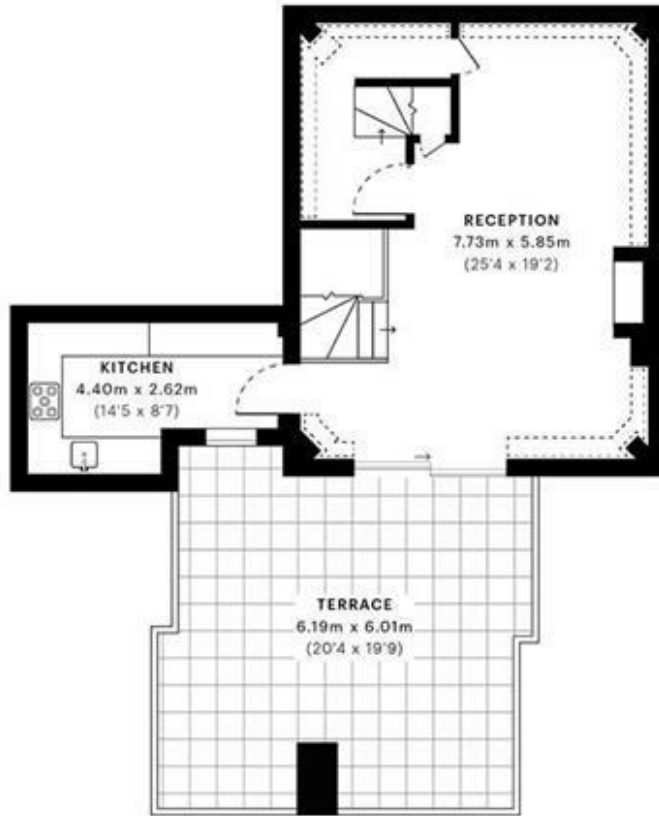








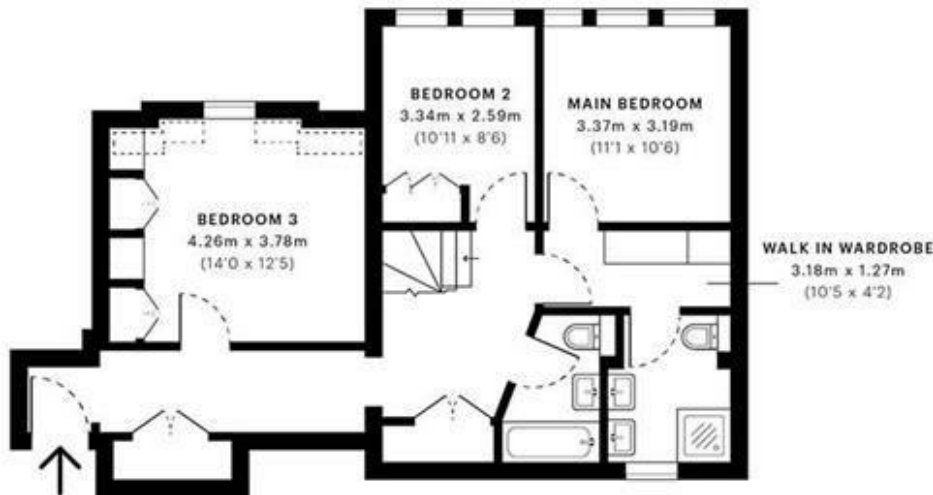




— Fifth Floor



— Sixth Floor



— Fourth Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
141.46 sqm / 1522.66 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
127.08 sqm / 1367.88 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
33.75 sqm / 363.28 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
10.03 sqm / 107.96 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 2B RESIDENTIAL 169.61 sqm / 1825.67 sqft  
IPMS 2C RESIDENTIAL 161.95 sqm / 1743.22 sqft

spec id 5f35613b352000dbc977973