



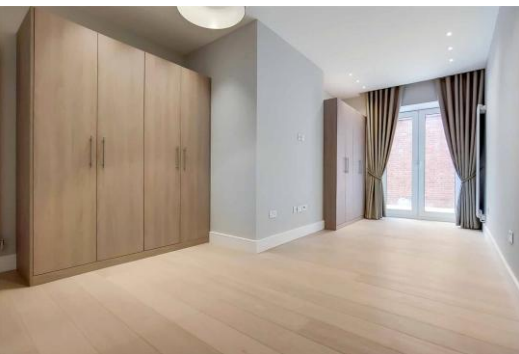
Fitzjohns Avenue

Hampstead, NW3

£6,586.67 per month
(£1,520 per week)

A beautiful 3 bedroom, 3 bathroom lower ground floor apartment set in this exclusive new 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 a private terrace and access to a landscaped communal garden and Internet is included in the rental. Accommodation comprises reception room, open plan fully fitted kitchen leading to the patio, master bedroom with en-suite shower room, double bedroom with en-suite bathroom, single bedroom, family bathroom.

CHESTERTONS



Fitzjohns Avenue

Hampstead, NW3

- A Beautiful Lower Ground Floor Apartment in New Development
- 3 Bedrooms, 3 Bathrooms, Reception, Kitchen
- Private Terrace, Access to Landscaped Communal Garden, Internet Included
- Situated in Excellent Location in Hampstead



Deposit Required: £9,120.00
Local Authority: London Borough Of Camden
Council Tax Band: G
EPC Rating: C
Furnished, Unfurnished

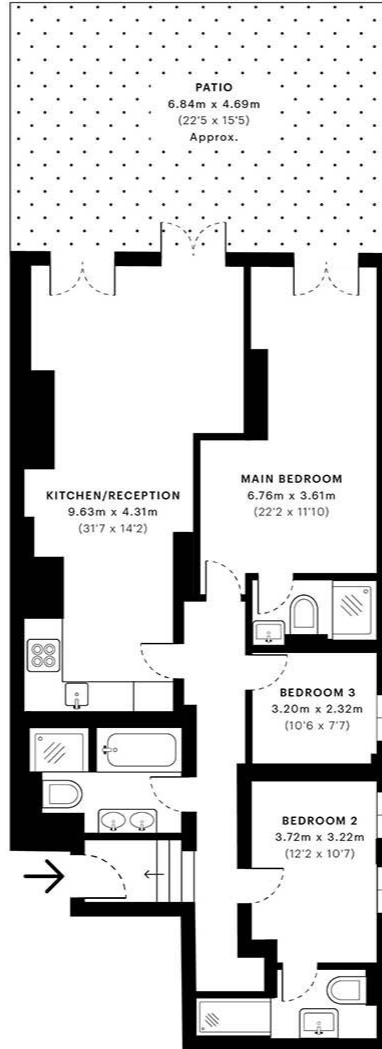
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	80	80
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			

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



— Lower Ground Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
100.29 sqm / 1079.51 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
89.93 sqm / 968.00 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 101.40 sqm / 1091.46 sqft
IPMS 3C RESIDENTIAL 92.21 sqm / 992.54 sqft

SPEC ID 5ff3505fb352000dbc977964

