



Fitzjohns Avenue | London | NW3

£1,200 Per Week |

 2  2  1  B

ADN
RESIDENTIAL

A beautifully appointed two double bedroom apartment arranged over the third floor of an elegant period conversion on the highly sought-after Fitzjohn's Avenue, just 0.2 miles from Hampstead Underground Station (Northern Line) and the boutique shops, cafés and restaurants of Hampstead Village.

Finished to an exceptional specification throughout, this stunning home features a bright and spacious living environment, two generous double bedrooms, and a superb private roof terrace offering a wonderful extension of the living space.

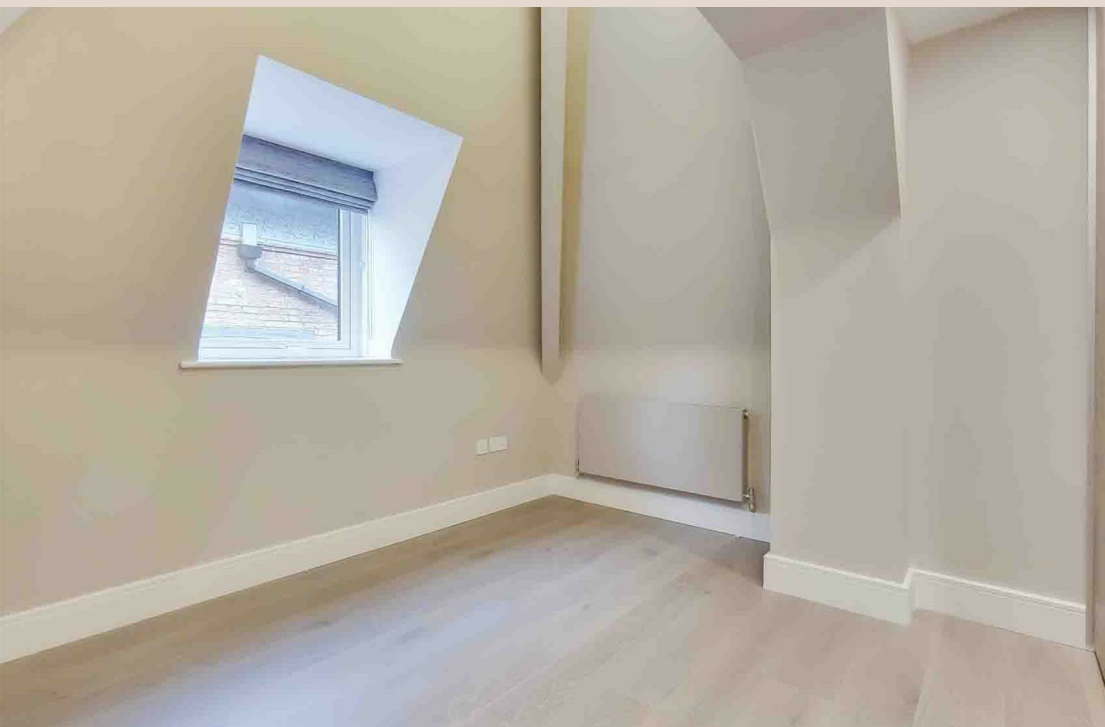
Available furnished or unfurnished, residents also benefit from beautifully maintained communal gardens, air conditioning and lift access, creating a superb home in one of North West London's most desirable locations.

Council Tax Band: Barnet – Band G
Security Deposit: £7,200.00
Holding Deposit: £1,200.00
Deposits shown are based on an Assured Periodic Tenancy Agreement.

-
- | | |
|--------------------|--------------------|
| • Two Bedrooms | • Two Bathrooms |
| • Reception Room | • Kitchen |
| • Terrace | • Lift |
| • Communal Gardens | • Air Conditioning |
-

Council Tax Band: G
EPC: B







SD Investments & Management

Fitzjohns Avenue, NW3

GROSS INTERNAL AREA
90.67 sqm / 975.96 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
90.67 sqm / 975.96 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head height
85.09 sqm / 915.90 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.03 sqm / 75.67 sqft

RESTRICTED HEAD HEIGHT
Unfitted use area under 1.5m
2.07 sqm / 22.28 sqft

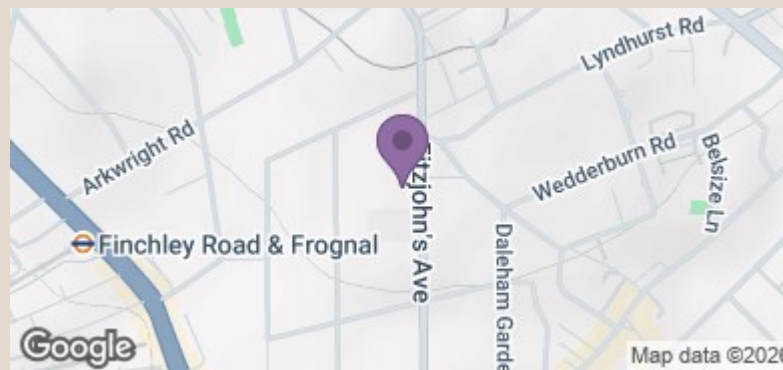
spec
Verified

RICS
Certified
Property
Measurer

Spec Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Poles 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.

SPKS 38 RESIDENTIAL: 58.76 sqm / 1063.04 sqft
SPKS 30 RESIDENTIAL: 53.84 sqm / 1010.09 sqft

SPKS ID: 382355a107c290dbad568c1



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

info@adnresidential.co.uk | 020 7407 5155