



59 Fitzjohn's Avenue, Hampstead, London NW3 6PH

**ARLINGTON**  
RESIDENTIAL



## **FREEHOLD BUILDING ARRANGED AS FIVE FLATS**

*An opportunity to purchase a double fronted period building arranged as 5 flats, one per floor, all offered in excellent decorative condition.*

*The property benefits from off street parking for more than 5 cars, a large garage and a West facing garden.*

*The building is offered as a rental investment with all flats having been rented on AST's.*

*The building benefits from a passenger lift and is located at the northern end of Fitzjohn's Avenue, a few moment walk from the shops and restaurants of Hampstead Village.*

**Freehold guide price £9,000,000**

*Photographs shown are of the Ground and Top floor flats.  
Brochure prepared March 2024.*

# ARLINGTON

R E S I D E N T I A L

8 Wellington Road, St. John's Wood, London NW8 9SP  
info@arlingtonresidential.com

+44 (0)20 7722 3322  
arlingtonresidential.com













## Rent Schedule 6 November 2023

	Rent Per Week	Rent Per Month	Rent Per Year
Garden Flat	£1,600.00	£6,933.33	£83,200.00
Ground Floor	£1,450.00	£6,283.33	£75,400.00
First Floor	£1,300.00	£5,633.33	£67,600.00
Second Floor	£1,375.00	£5,958.33	£71,500.00
Third Floor	£1,350.00	£5,850.00	£70,200.00
<b>Total</b>	<b>£7,075.00</b>	<b>£30,658.33</b>	<b>£367,900.00</b>





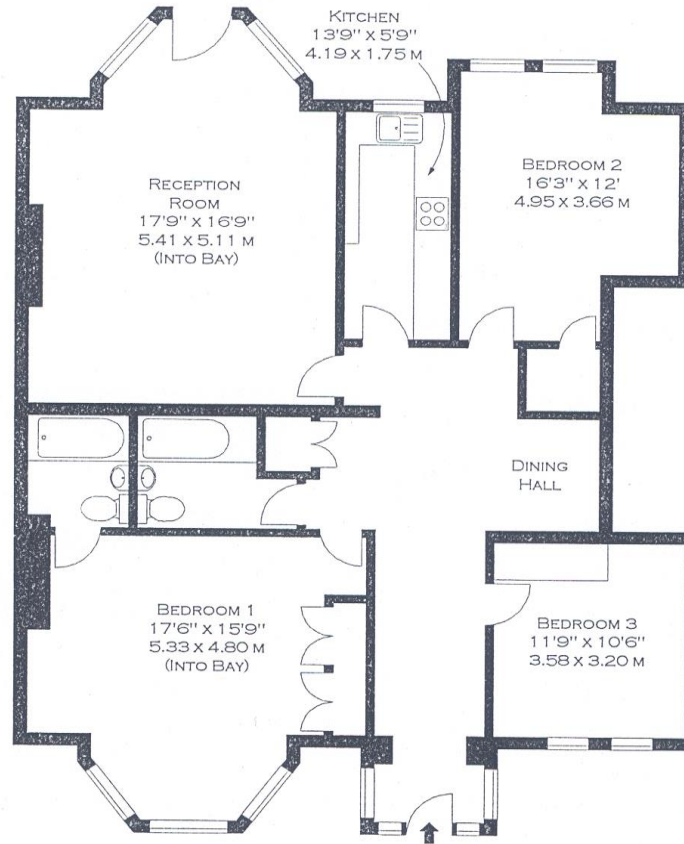








59 FITZJOHNS AVENUE, NW3.  
APPROX. GROSS INTERNAL FLOOR AREA = 1422 SQ FT  
132.10 SQ M



LOWER GROUND FLOOR

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE  
PREPARED BY BERRIDGEKIRCHNER FLOOR PLANS. TEL: 0181 673 2733

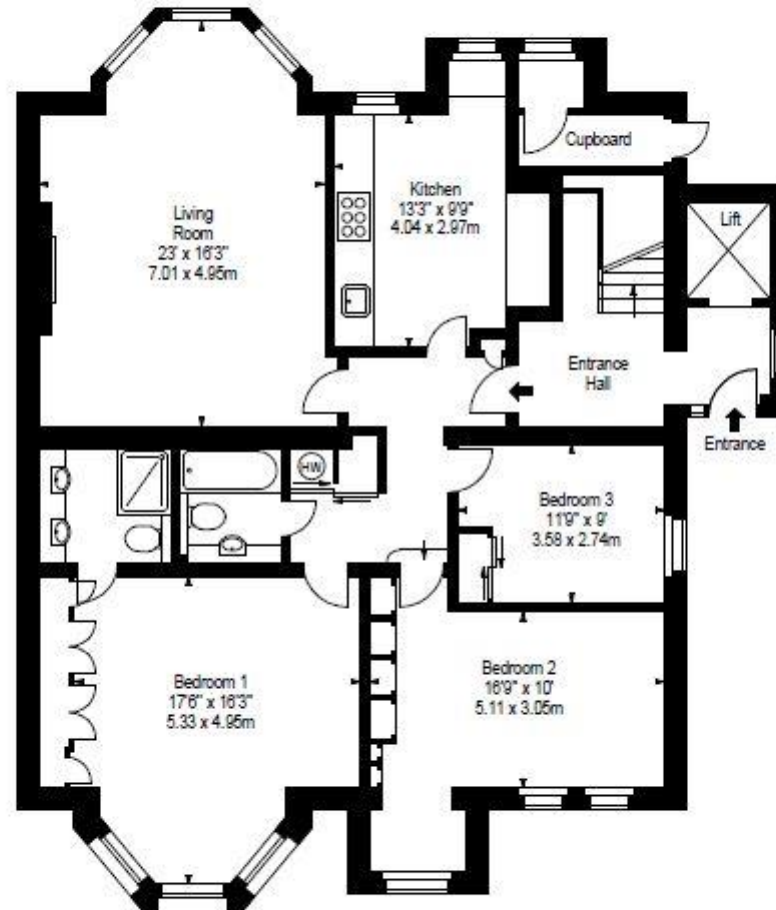
## Lower Ground Floor Flat



**GROUND FLOOR FLAT,  
59 FITZJOHNS AVENUE, NW3**

APPROX. GROSS FLOOR AREA  
1356 Ft<sup>2</sup> - 125.97 M<sup>2</sup>

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY, NOT TO SCALE  
(Measurements Taken From Supplied Plans)



GROUND FLOOR

**BKR**

[www.bkr.co.uk](http://www.bkr.co.uk)  
T: 0645 757 2023  
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FIRST FLOOR FLAT,  
59 FITZJOHNS AVENUE, NW3

APPROX. GROSS FLOOR AREA  
1356 Ft<sup>2</sup> - 125.97 M<sup>2</sup>

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE  
(Measurements Taken From Supplied Plans)



FIRST FLOOR

**BKR**

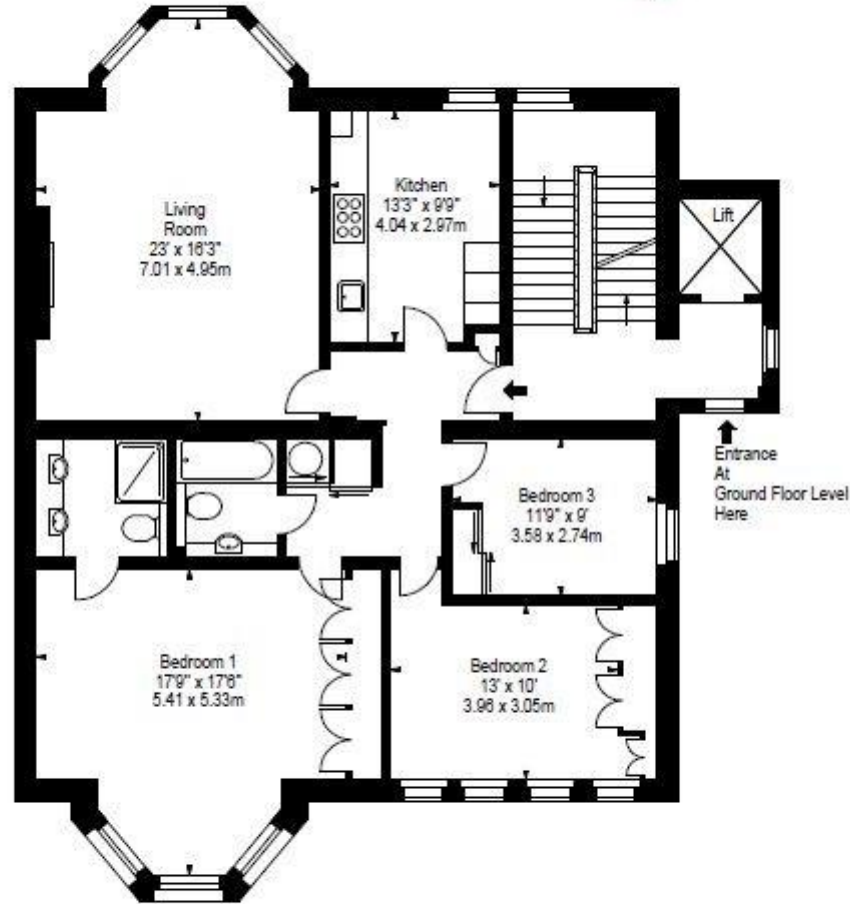
[www.bkr.co.uk](http://www.bkr.co.uk)  
T: 0800 287 2822  
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FITZJOHNS AVENUE, NW3

APPROX. GROSS FLOOR AREA  
1356 Ft<sup>2</sup> - 125.97 M<sup>2</sup>

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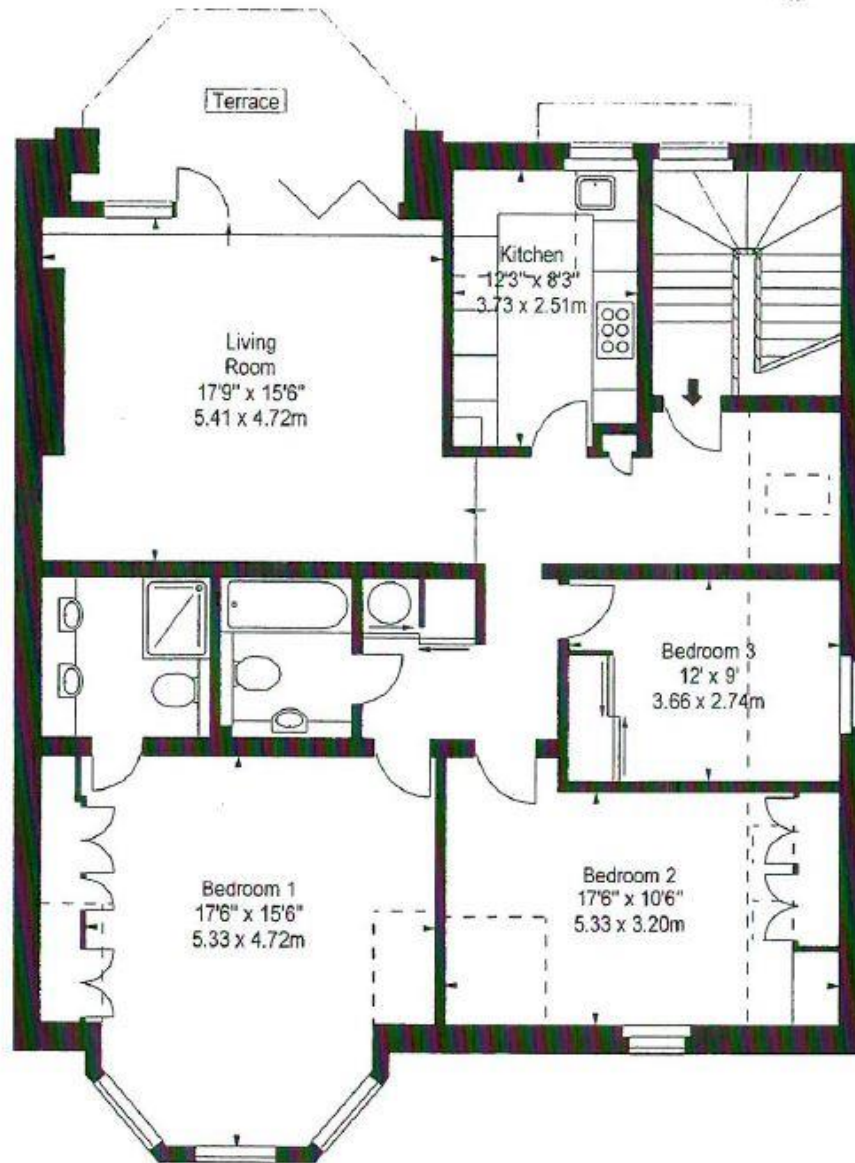
**Second Floor Flat**



THIRD FLOOR FLAT,  
59 FITZJOHNS AVENUE, NW3

APPROX. GROSS FLOOR AREA  
1300 Ft<sup>2</sup> - 120.77 M<sup>2</sup>

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE  
(Measurements Taken From Supplied Plans)



THIRD FLOOR