

59, FITZJOHN'S AVENUE, HAMPSTEAD NW3 6PH



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An immaculately presented three-bedroom, two-bathroom apartment measuring approximately 1357 sq. Ft located on the second floor of a double fronted period building moments from Hampstead Village. The property benefits from period features throughout including double glazed sash windows, double height ceilings, West facing reception room overlooking communal gardens, fireplace and ample built in storage throughout including a utility cupboard in the hallway with a separate tumble dryer. Further benefits include one allocated off street parking space with an electric charging point and a lift.

The nearest transport links are Hampstead Tube Station (Northern Line) - 0.4 miles and Finchley Road Station (Overground, Jubilee and Metropolitan Line) - 0.5 miles away. Fitzjohn's Avenue is a treelined thoroughfare located within a short distance of many highly regarded schools. The open spaces of Hampstead Heath are also within walking distance.

- 3 BEDROOMS • 2 BATHROOMS (1 EN SUITE) • DOUBLE RECEPTION ROOM • KITCHEN/BREAKFAST ROOM • USE OF COMMUNAL GARDEN • PASSENGER LIFT • OFF STREET PARKING AVAILABLE

EPC Rating: C Council Tax Band: G

**£1,465 PER WEEK**  
**UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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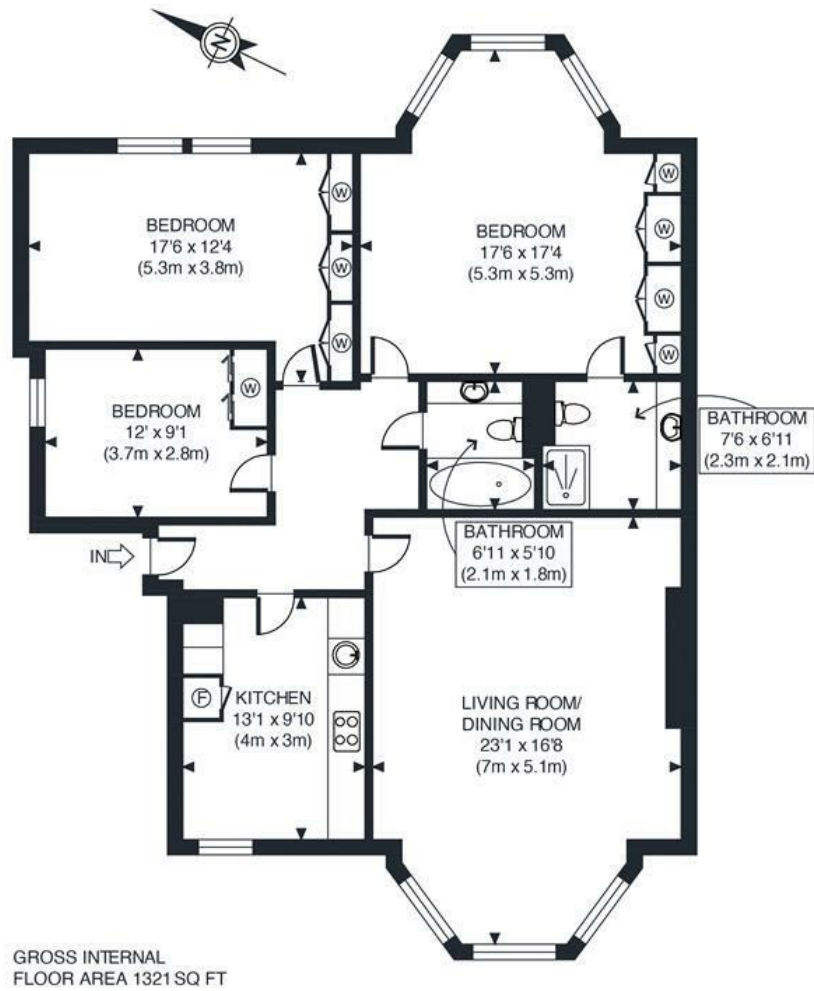
**020 7722 3322**

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APPROX. GROSS INTERNAL FLOOR AREA 1321 SQ FT / 123 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
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