



FITZJOHNS AVENUE, HAMPSTEAD, NW3 6PH

FITZJOHNS AVENUE, HAMPSTEAD, NW3 6PH

Set within a newly refurbished and luxuriously appointed red brick period conversion is this three bedroom apartment of 1,078 sq ft with a private walled patio leading from a good size open plan reception room/kitchen. The flat is on the lower ground floor and has been beautifully designed in a fresh contemporary style. In addition to the two bedrooms there is a walk in wardrobe/store room. The flat also has use of the landscaped communal gardens.

Fitzjohns Avenue is a tree lined road that runs between Hampstead and Swiss Cottage and is within easy walking distance of a selection of schools and Hampstead High Street. The nearest tube stations are Hampstead (Northern line) 0.4 miles and Finchley Road (Jubilee & Metropolitan lines) 0.5 miles.

- 3 Bedrooms • Reception Room • Open Plan Kitchen • 3 Bathrooms • Private Patio • Lift • Communal Gardens • EPC rating C • Camden Council Tax Band • Furnished/unfurnished

EPC Rating: C Council Tax Band: Tba

£1,595 PER WEEK

FURNISHED/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

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

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.

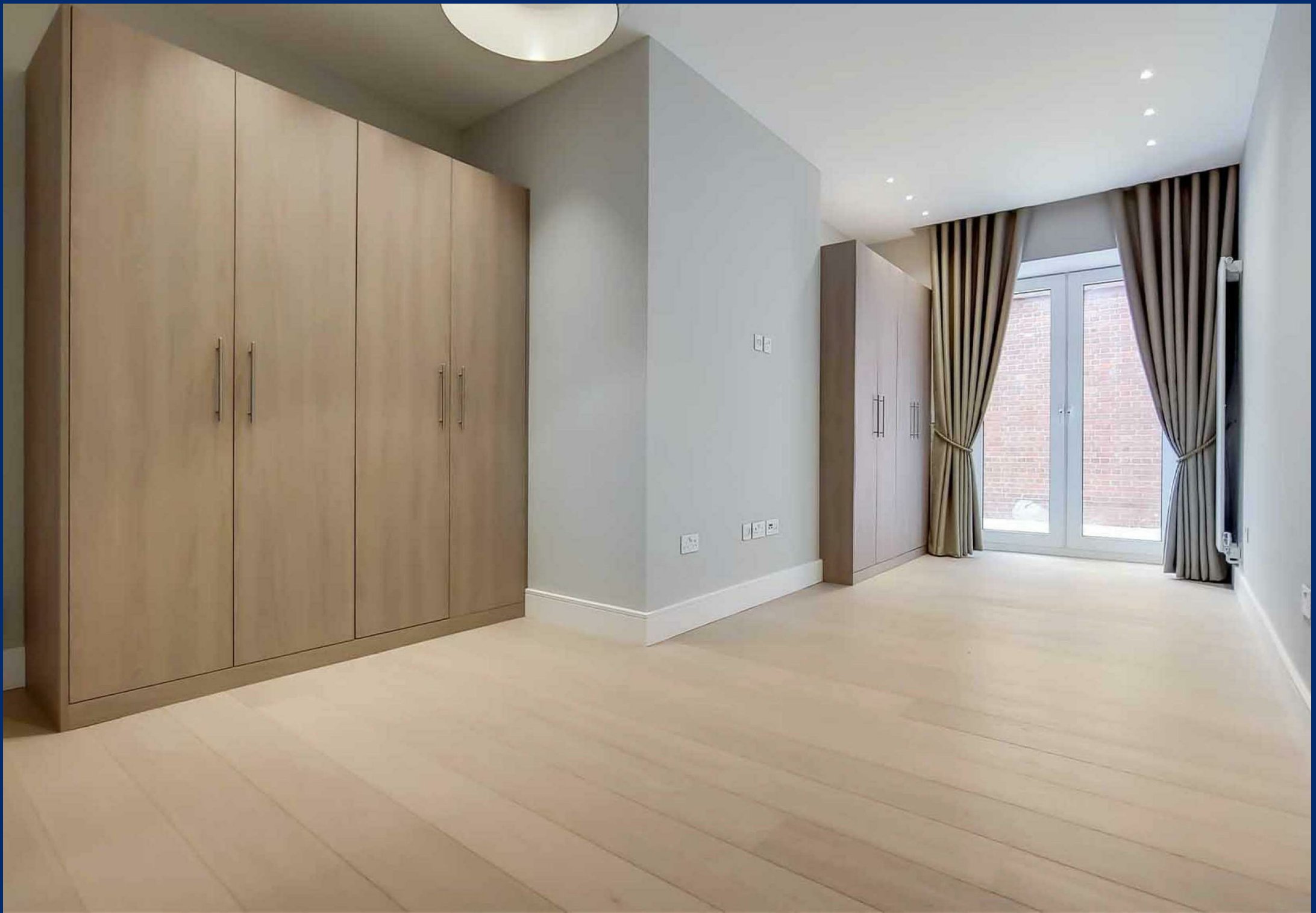


















— Lower Ground Floor

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 1.9m.
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.

SPMS 2B RESIDENTIAL: 101.40 sqm / 1091.46 sqft
SPMS 2C RESIDENTIAL: 92.21 sqm / 992.54 sqft

spec id: 5F3505fb352000dbcb977964