



Fitzjohns Avenue, Hampstead, London NW3 .| £1,350

- Large Private Patio
- High Spec
- Moments to Hampstead, Belsize Village and Swiss Cottage
- Communal Gardens

- Managed
- Available immediately
- Offered on a Furnished or Unfurnished basis

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Available 13 January 2023 - Presenting a selection of one, two, three and four bed apartments, set within the excited new period conversion set on the beautiful, tree-lined street Fitzjohns Avenue, NW3.

This brand new conversion boasts an incredible finish to each property, top-notch fixtures and fittings and many offering private terraces/ balconies. Each property boast wood floors throughout, large windows, integrated kitchen appliances and fully-tiled bathrooms. All apartments are offered on either a furnished or unfurnished basis, and all furnishings are of a great standard.

Based within walking distance to the many amenities of Hampstead High Street, Finchley Road and with excellent transport links via the Jubilee line



Oliver Kent

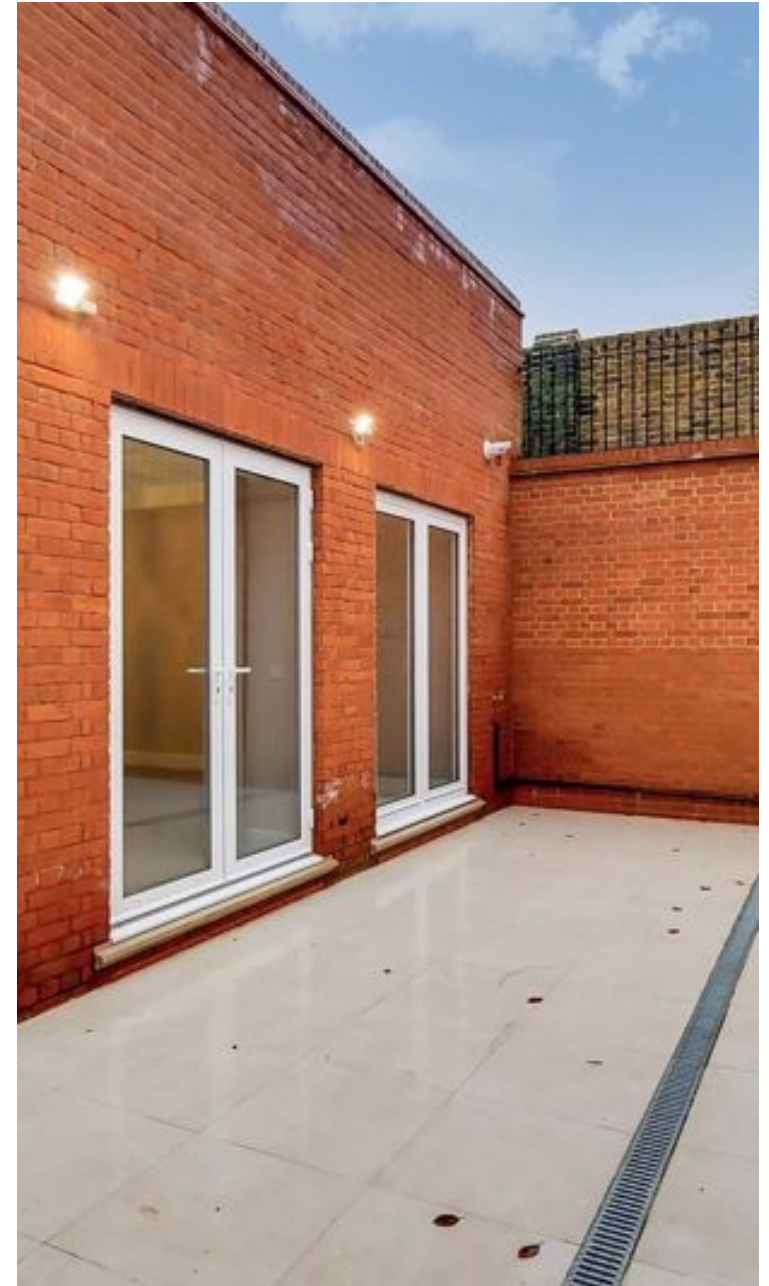
✉ [oliver.kent@vitaproperties.uk](mailto:oliver.kent@vitaproperties.uk)  
☎ +4477 7274 0351



🏠 Flat  
🔑 Available  
to Let  
🛏 x 2  
🛋 x 1  
🚿 x 2

"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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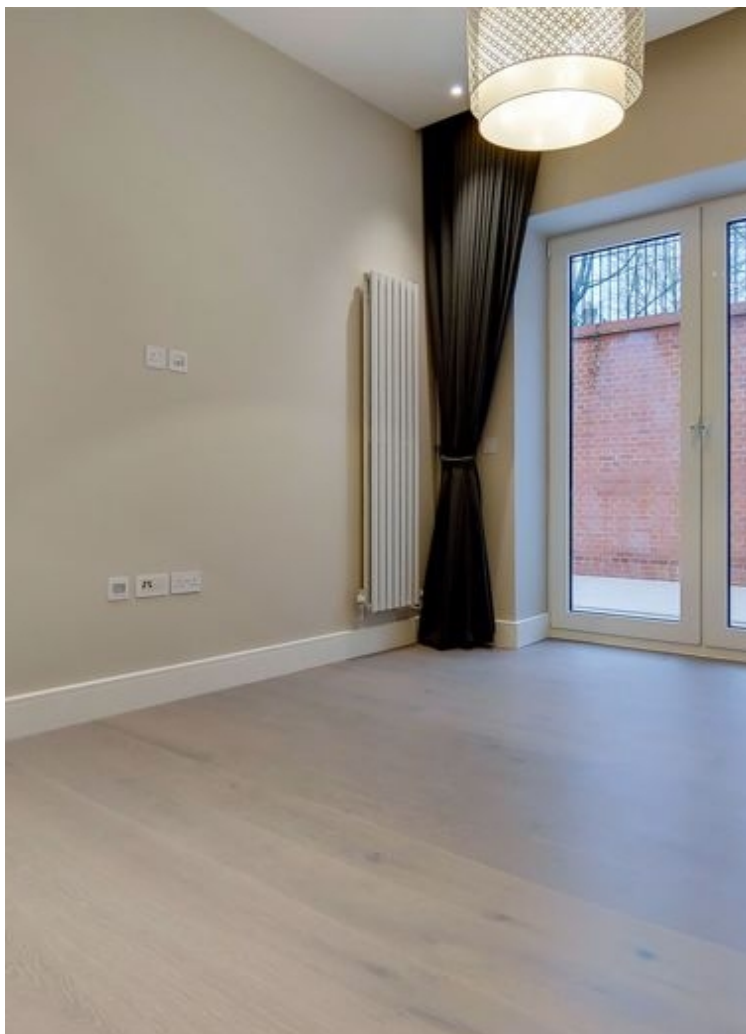
"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

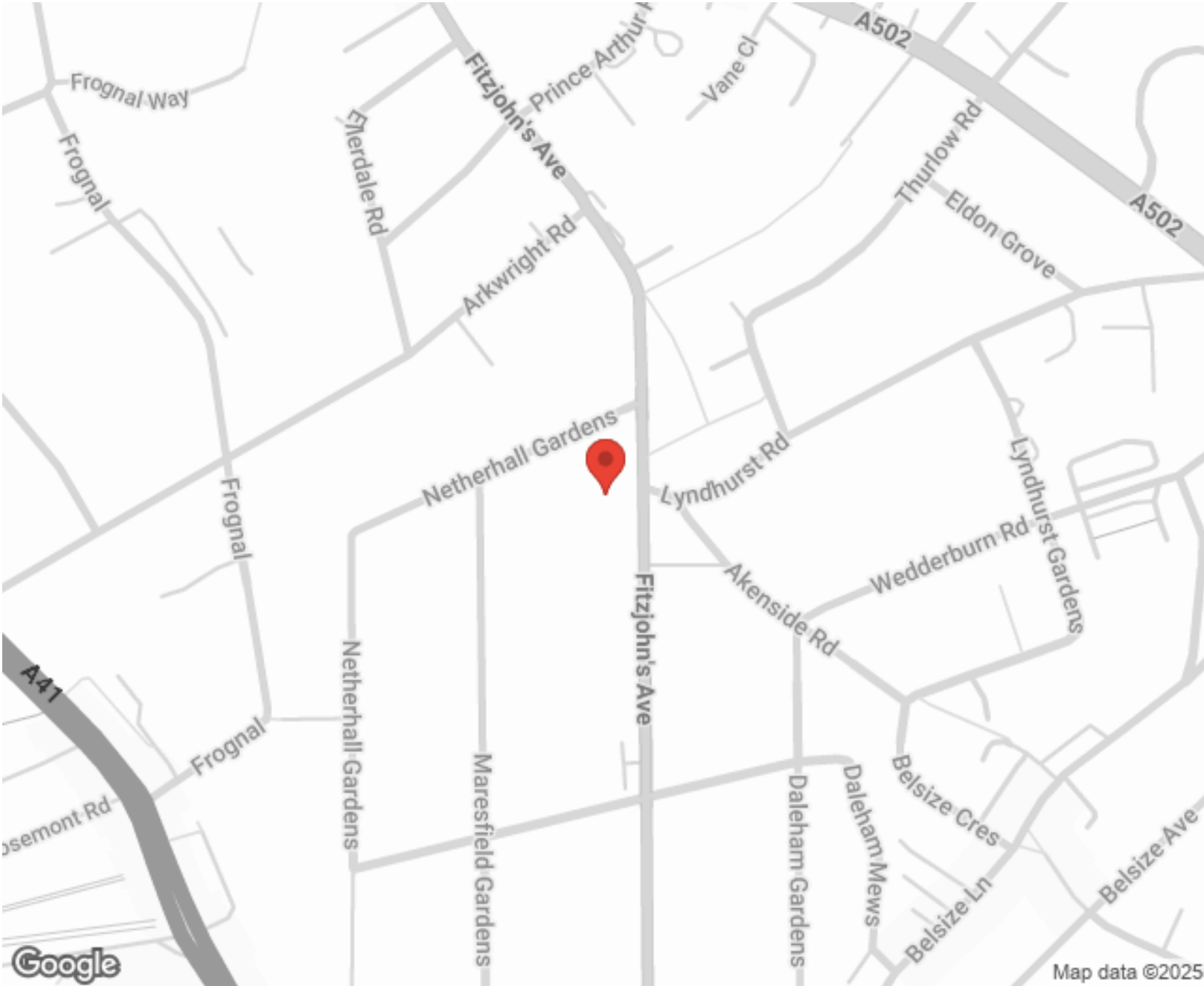
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

SCAN FOR MORE  
GOOGLE REVIEWS



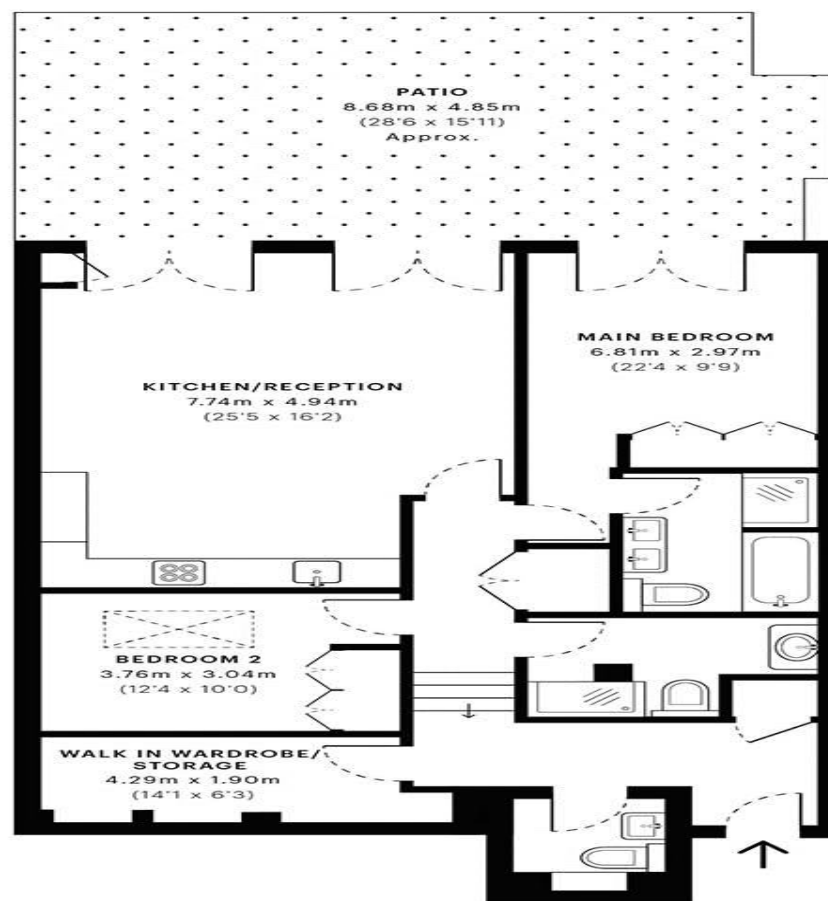
Google



4.9 Stars | 132 Reviews

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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
104.64 sqm / 1126.34 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
97.15 sqm / 1045.71 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 104.03 sqm / 1119.77 sqft  
IPMS 3C RESIDENTIAL 97.15 sqm / 1045.71 sqft

SPEC ID 5ff35008b352000dbc977962