



Fitzjohns Avenue, Hamptsead, London NW3 .| £850

- High Ceilings * Large Windows
- Wooden Floors
- 1000 sq ft
- Modern Eat-In Kitchen

- Superb Communal Gardens & Stunning Views
- Available immediately

"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!"

This modern three-bedroom flat is set in an unbeatable location in Hampstead. The property is situated close to Swiss Cottage Jubilee line tube station, making it an ideal base for getting around the capital, whilst being moments away from Hampstead Village and Hampstead Heath.

On entering, you'll find a spacious and light-filled living and dining room. There is a perfectly equipped kitchen with plenty of storage and tiled walls. Off the hall is a modern bathroom. The property boasts three spacious double bedrooms, with bright and airy interiors.

Highlights of this truly outstanding flat include a wealth of restaurants, bars, cafe and shops in the area, Picadilly and Bakerloo lines. Hampstead Heath is a short walk away with its lush nature and tranquil ponds, perfect for an afternoon stroll. This is an ideal home for couples & young families.

🏠 Flat
🔑 Under
Negotiation
🛏 x 3
🚿 x 1
🚶 x 1

SCAN FOR
A VIDEO
WALKTHROUGH

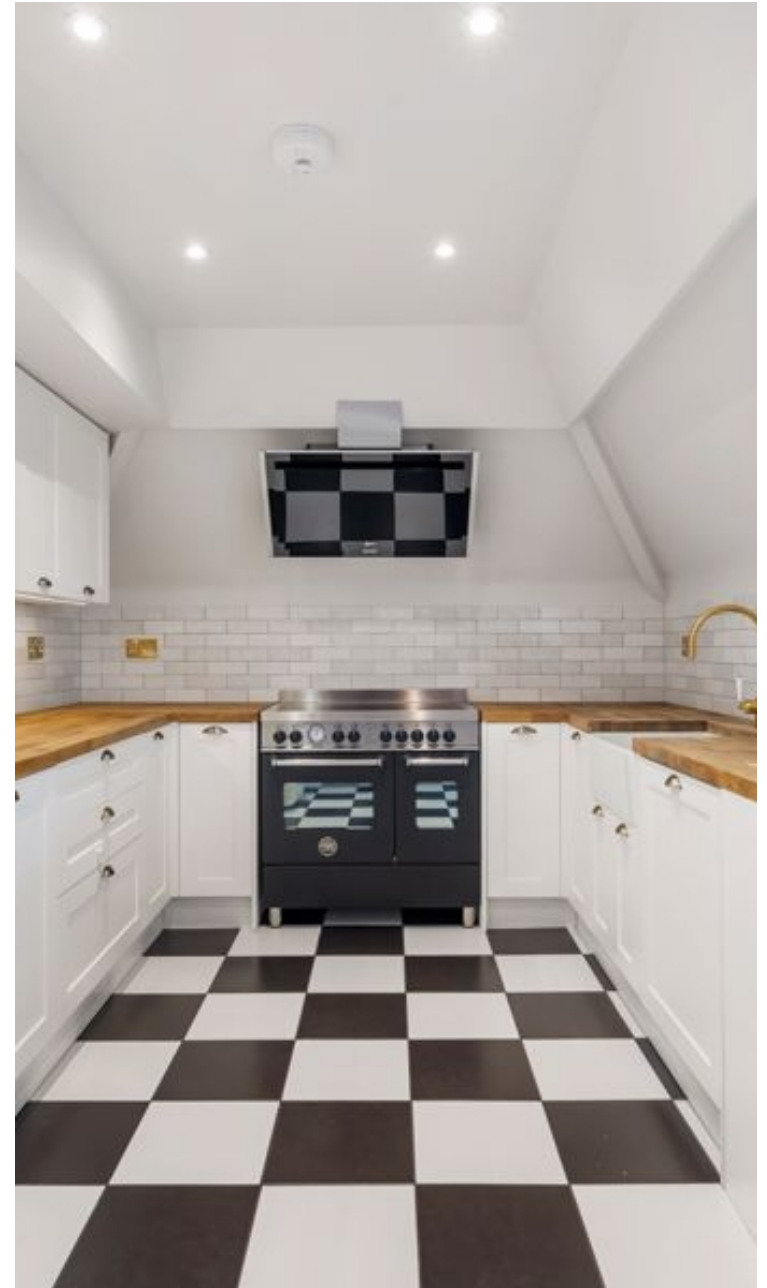


Oliver Kent

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"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!"



"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."



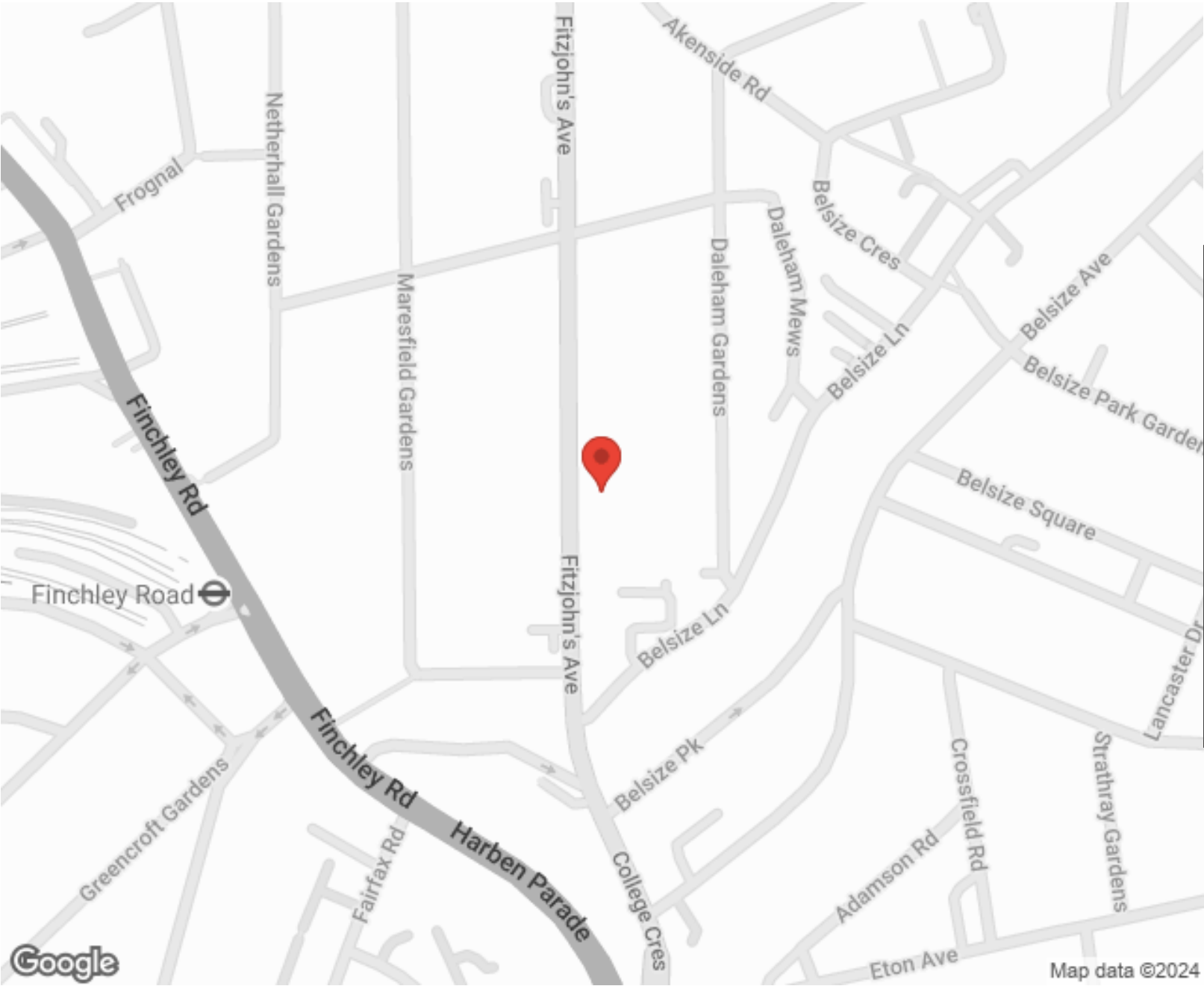
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



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 for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Fitzjohns Avenue, NW3

Approximate Gross Internal Area = 1012 sq ft / 94.0 sq m

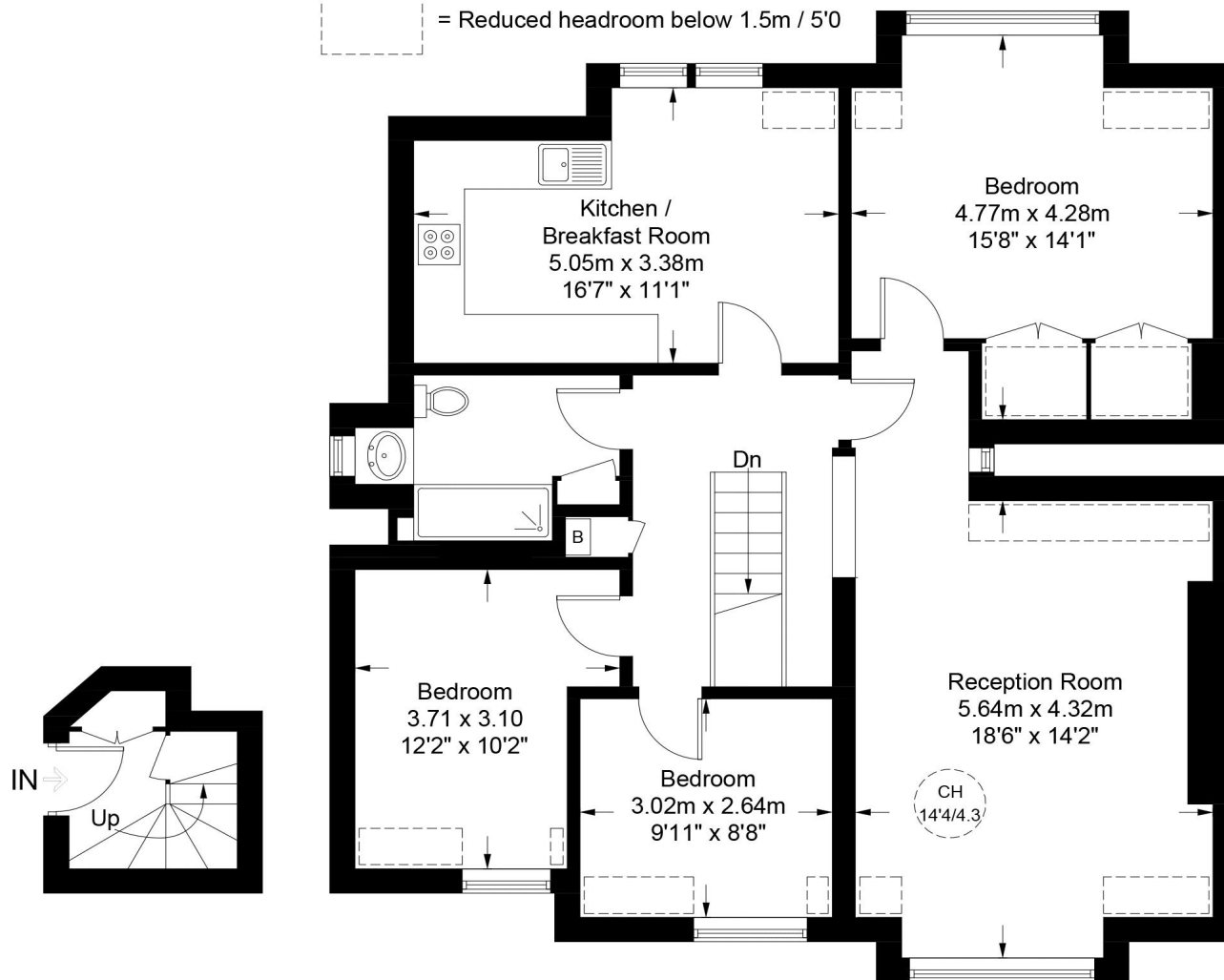
(Excluding Reduced Headroom)

Reduced Headroom = 82 sq ft / 7.6 sq m

Total = 1094 sq ft / 101.6 sq m



= Reduced headroom below 1.5m / 5'0"



**Second Floor
Entrance**

Third Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID932974)