



Fitzjohns Avenue  
HAMPSTEAD, LONDON NW3

£7,700



Available 05 September 2024 – Presenting a four bed apartment, 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.

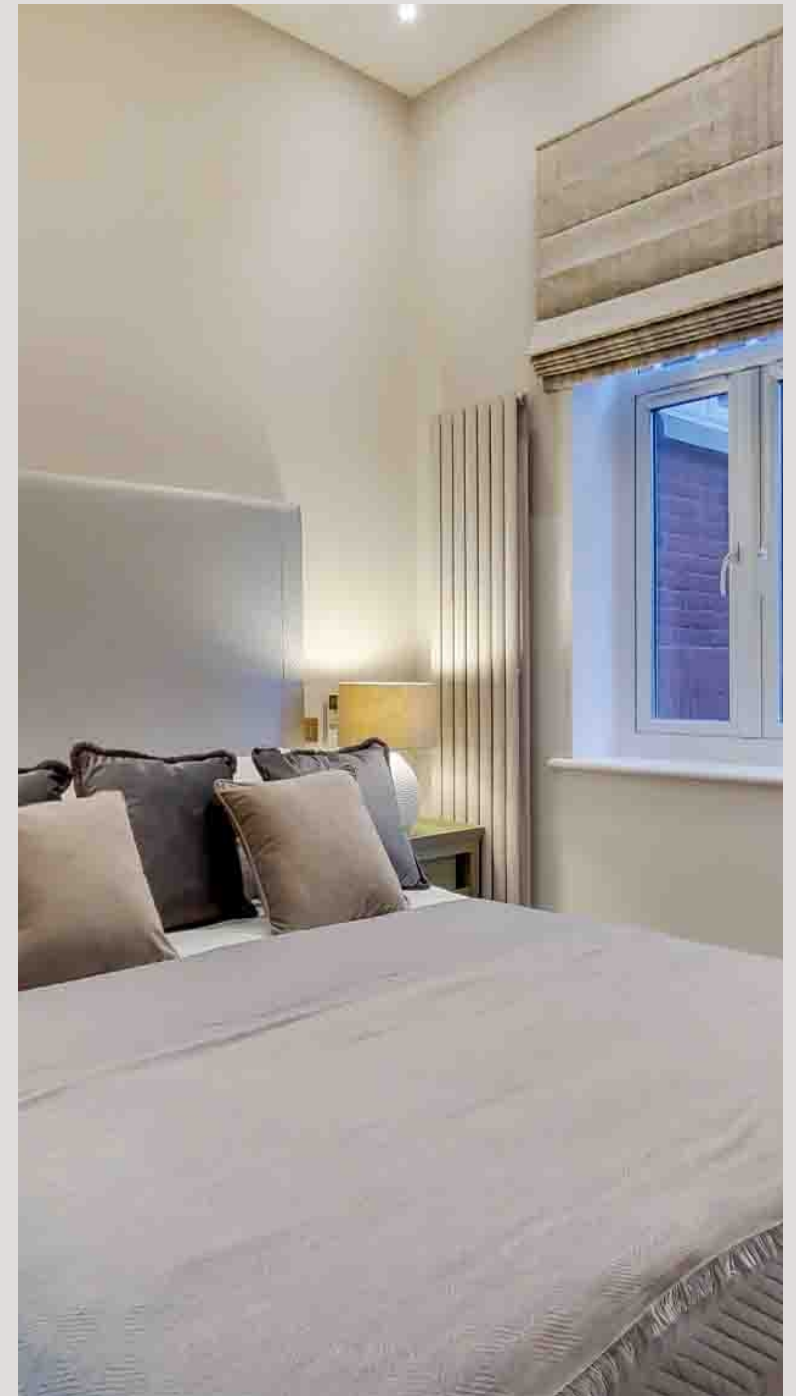
Based within walking distance to the many amenities of Hampstead High Street, Finchley Road and with excellent transport links via the Jubilee line

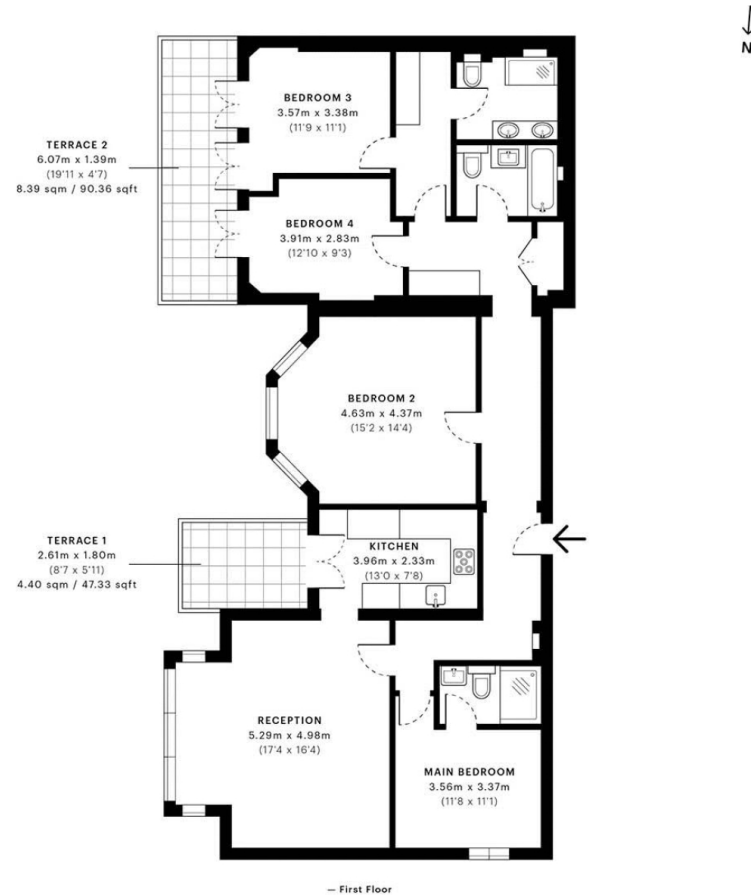












**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
126.17 sqm / 1358.08 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
116.88 sqm / 1258.09 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
12.79 sqm / 137.67 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 140.09 sqm / 1507.92 sqft  
IPMS 3C RESIDENTIAL 131.40 sqm / 1414.38 sqft

SPEC ID: 5f352c7b352000dbc977968

# Particulars

## Property

Fitzjohns Avenue, Hampstead, London NW3  
£7,700

## Rooms



1



4



4

## Features

- First Floor
- High Spec
- Moments to Hampstead, Belsize Village and Swiss Cottage
- Communal Gardens

## Information

Council Tax

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 81                      | 81        |
| (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 |           |

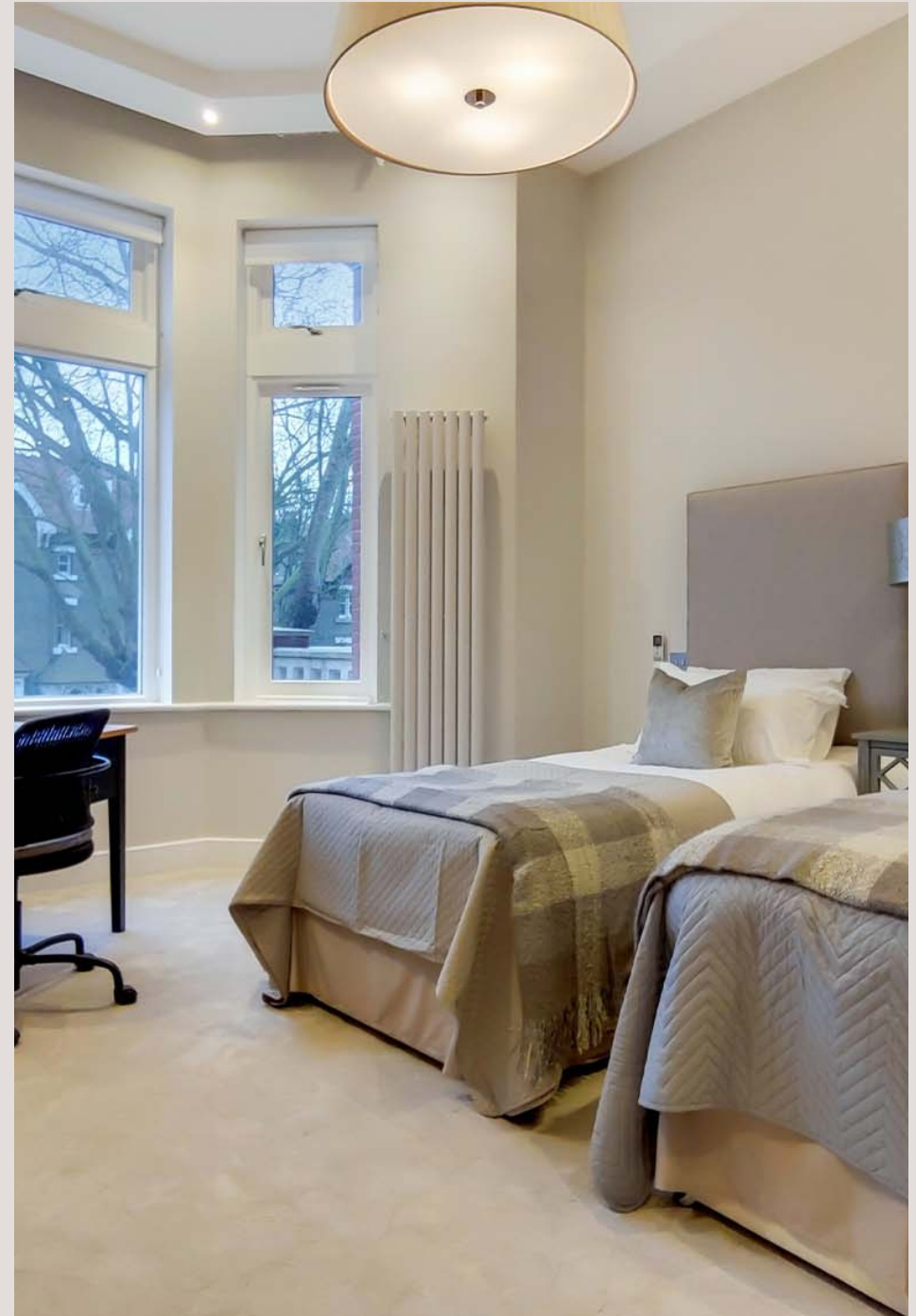


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