



Fitzjohns Avenue | London | NW3

£1,150 Per Week |

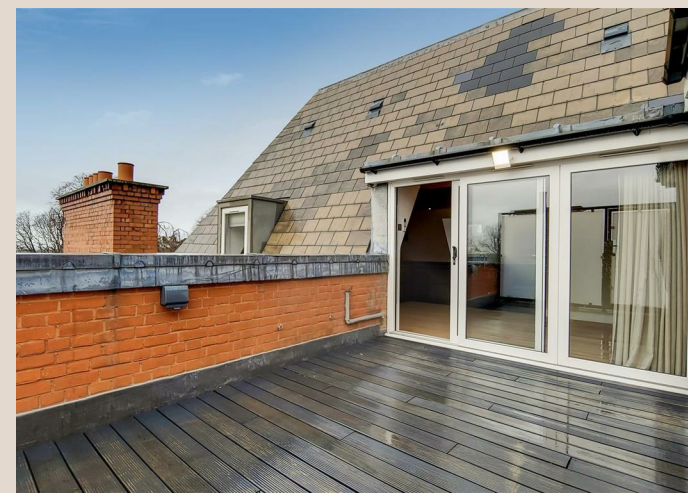


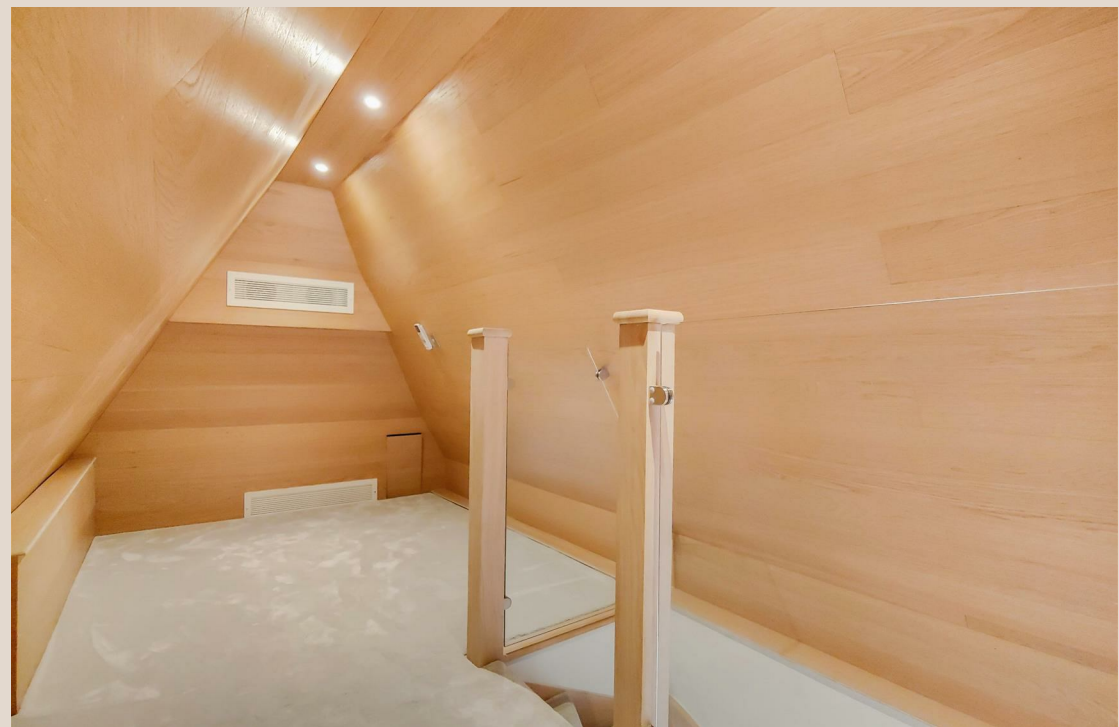
**ADN**  
RESIDENTIAL

A selection of high specification and newly refurbished 1-4 bedroom apartments situated in a period property located on Fitzjohns Avenue NW3 ideally located 0.2m from Hampstead Underground Station (Northern Line) and the local amenities that the Village has to offer. All apartments can be available furnished or unfurnished and are finished to the highest of standards. Further benefits include beautiful communal gardens and a lift.

- 2 Bedrooms
- Open Plan Kitchen/Reception Room
- Mezzanine Area
- 2 Bathrooms
- 2 Roof Terraces
- Pet Friendly
- Communal Garden

Council Tax Band: F  
EPC: C







SD Investments & Management

Fitzjohns Avenue, NW3

CAPTURE DATE: 29/01/2021 LASER SCAN POINTS: 2,425,204

GROSS INTERNAL AREA

80.58 sqm / 867.36 sqft



**GROSS INTERNAL AREA (GIA)**  
 The footprint of the property  
 80.58 sqm / 867.36 sqft

**NET INTERNAL AREA (NIA)**  
 Excludes walls and external features  
 Includes mezzanine, restricted head height  
 74.59 sqm / 802.88 sqft

**EXTERNAL STRUCTURAL FEATURES**  
 Balconies, verandas, terraces etc.  
 23.32 sqm / 251.01 sqft

**RESTRICTED HEAD HEIGHT**  
 Restricted use area under 1.9m  
 11.34 sqm / 122.06 sqft

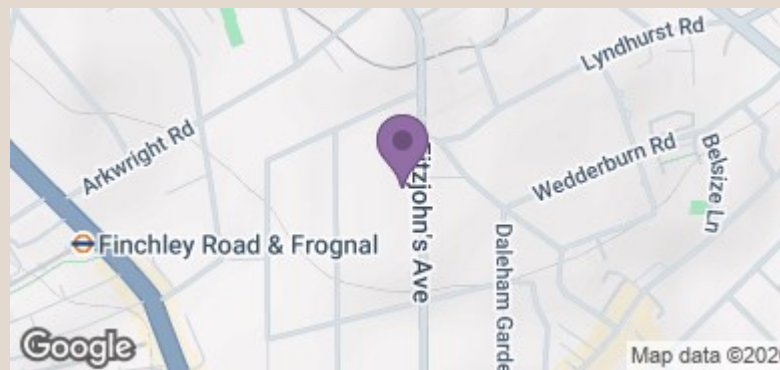
**spec Verified**

**RICS Certified Property Valuer**

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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: 100.67 sqm / 1083.60 sqft  
 IPMS 3C RESIDENTIAL: 97.91 sqm / 1053.89 sqft

sps id: 5830733630000bce979ff



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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