



43 Fitzroy Road | London | NW1

£923 Per Week |

2 2 1 E

**ADN**  
RESIDENTIAL

A stunning two double bedroom duplex apartment arranged over the top two floors of a handsome period property located in the centre of Primrose Hill. This outstanding apartment offers 1025 sq ft of well planned accommodation and comprises, bright open plan kitchen/reception room, principal bedroom with en-suite bathroom, built in storage and access to a large store room, second double bedroom and a family shower room. Additional benefits include underfloor heating and wooden flooring throughout.

- 2 Bedrooms
- 2 Bathrooms
- Underfloor Heating
- Open Plan Kitchen/Reception Room
- Wooden Flooring
- Double Glazed Windows

Council Tax Band: E  
EPC: E







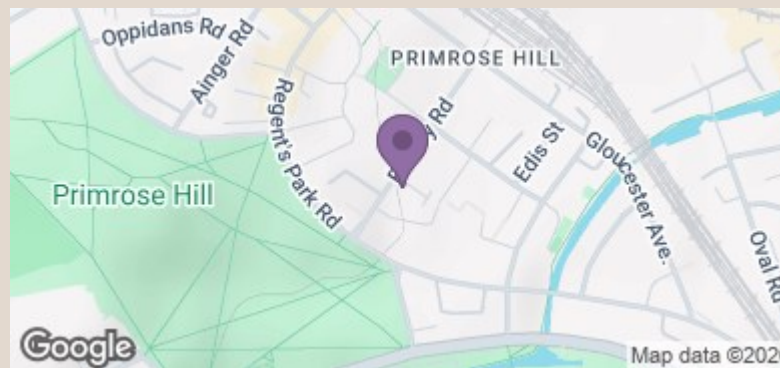
**FITZROY ROAD, NW1**

Approx. gross internal area 940 Sq Ft. / 87.3 Sq M.

Approx. gross internal area 1025 Sq Ft. / 95.2 Sq M. Inc. Restricted Height



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Drawing Issues Design shall not be liable for any reliance on these measurements. © 2015 www.drawingissues.com 020 7610 9933



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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(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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