



## Fitzjohns Avenue | London | NW3

£1,300 Per Week |

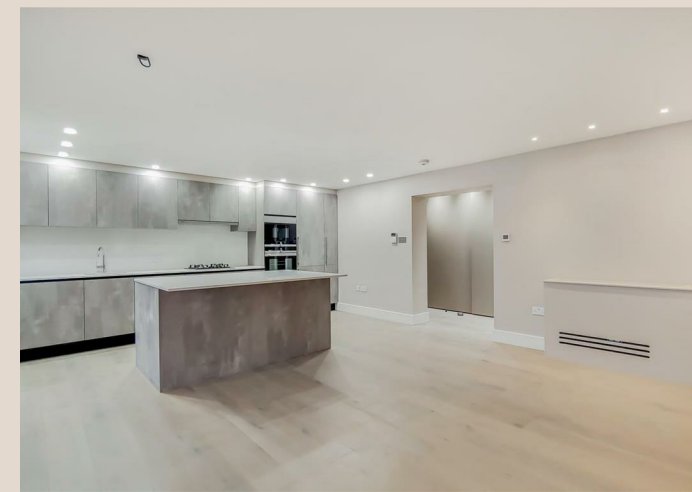
 2  2  1  B

**ADN**  
RESIDENTIAL

A superb and high specification 2 bedroom apartment benefitting from having a private patio 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. This apartment can be available furnished or unfurnished and is finished to the highest of standards. Further benefits include beautiful communal gardens and a lift.

- 
- 2 Bedrooms
  - 2 Bathrooms
  - Communal Gardens
  - Spacious Open Plan Kitchen/Reception Room
  - Private Patio
  - High Specification
- 

Council Tax Band: G  
EPC: B







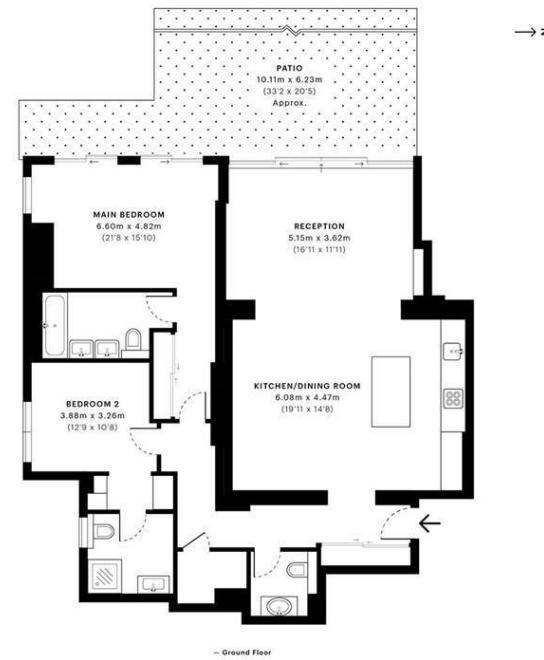
SD Investments & Management

Fitzjohns Avenue, NW3

GROSS INTERNAL AREA

111.96 sqm / 1205.13 sqft

CAPTURE DATE: 29/01/2021 LASER SCAN POINTS: 4,464,604



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
111.96 sqm / 1205.13 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes extensions, reserved head height.  
99.52 sqm / 1071.32 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

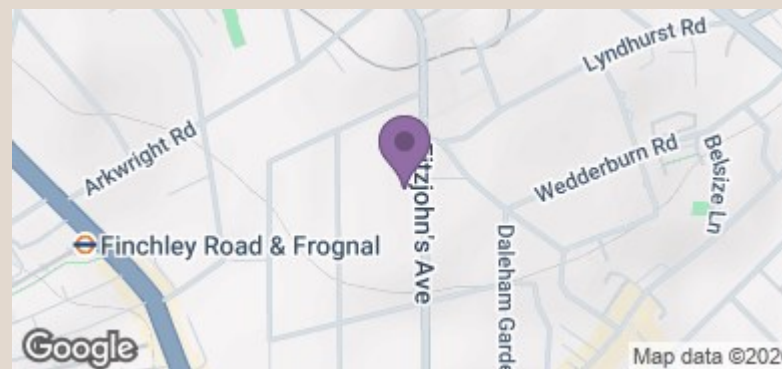
**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8m.  
0.00 sqm / 0.00 sqft



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.

AREA BY ROOMS: 113.25 sqm / 1218.01 sqft  
AREA AS RECEIVED: 101.35 sqm / 1090.92 sqft

spec# 5F33497629f0db8d8fba



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(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	

info@adnresidential.co.uk | 020 7407 5155