




55 Fitzjohns Avenue | London | NW3

Asking price £1,385,000 | Share of Freehold

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ADN
RESIDENTIAL

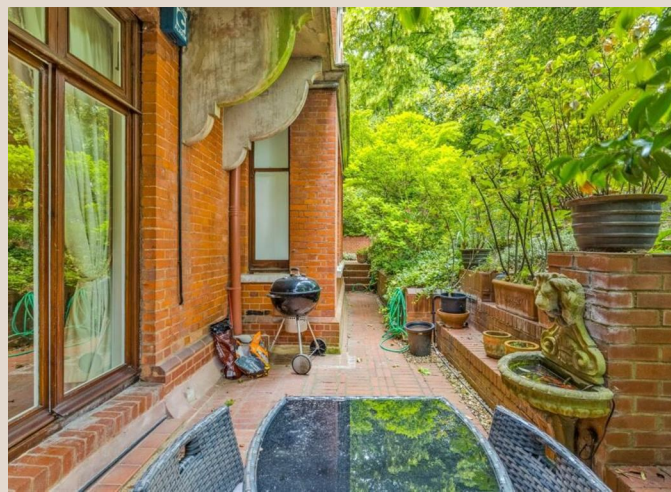
A rare opportunity on Fitzjohn's Avenue is this elegant two-bedroom apartment with private entrance & garden Access.

Set within a magnificent Grade II listed Gothic-style building, this exceptional two double bedroom lateral apartment boasts its own private entrance and seamlessly blends period grandeur with contemporary living. With a private patio and access to beautifully landscaped communal gardens, this is a home of rare character and charm.

Offering an abundance of original features, the apartment is defined by soaring 3.11m ceilings, intricate detailing, and an exquisite original fireplace. The impressive 18' x 18' open-plan reception room is perfect for entertaining, flowing into a stylish kitchen and framed by original floor-to-ceiling double doors that open directly onto the private patio.

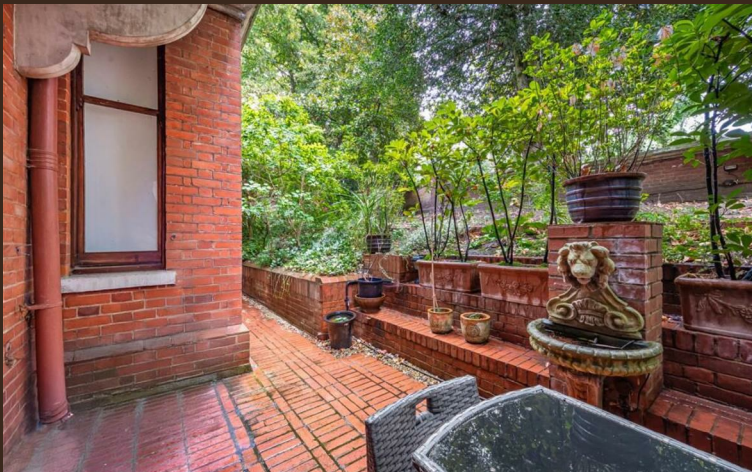
The expansive principal suite is bathed in natural light from two large original sash windows and features bespoke floor-to-ceiling wardrobes, one of which reveals a hidden door to a luxurious en-suite bathroom. A second generously proportioned double bedroom includes built-in storage and is complemented by a separate contemporary shower room. Residents also enjoy access to a beautifully maintained, South-West facing communal garden, ideal for outdoor relaxation.

Fitzjohn's Avenue is within walking distance to Hampstead Heath and the many restaurants of Hampstead Village, Belsize Village, Swiss Cottage and Finchley Road. Underground links to Jubilee, Northern & Metropolitan Line stations are all close by.



Council Tax Band: G
EPC: D





Fitzjohns Avenue, NW3

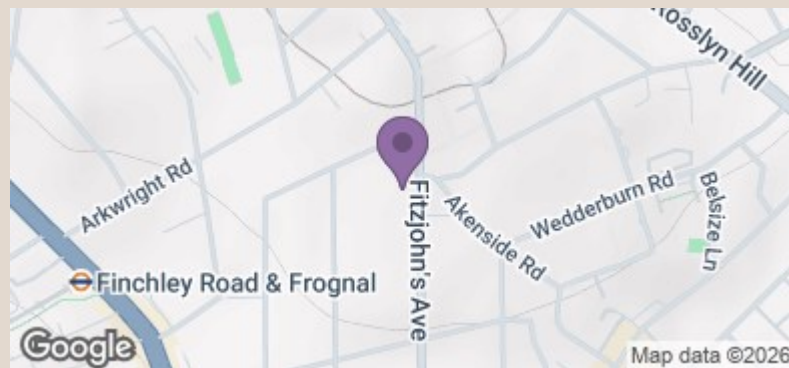
Approximate gross internal area

1111 sq ft / 103.21 sq m

Key :
CH - Ceiling Height



Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 59 | 62 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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