



## Fitzjohn's Avenue | London | NW3

£8,000 Per month |

 4  4  1  D

**ADN**  
RESIDENTIAL

An elegant four-bedroom duplex apartment arranged over the top two floors set within a beautifully converted period property in the heart of Hampstead Village, extending to 1,729 sq ft / 160.6 sq m.

Boasting high ceilings and sophisticated contemporary interiors throughout, the property features a spacious reception room, a separate fully fitted eat-in kitchen, four generously sized double bedrooms with bespoke built-in cabinetry, four modern bathrooms, and air conditioning.

Each bathroom is fitted with a shower, while the principal bedroom further benefits from a private balcony.

Ideally positioned in one of the area's most sought-after locations, the apartment is moments from excellent local amenities and within easy reach of the Northern Line.

- Four Bedrooms
- Reception Room
- Air Conditioning
- Balcony
- Four Bathrooms
- Eat In Kitchen
- Duplex Apartment
- Permit Parking

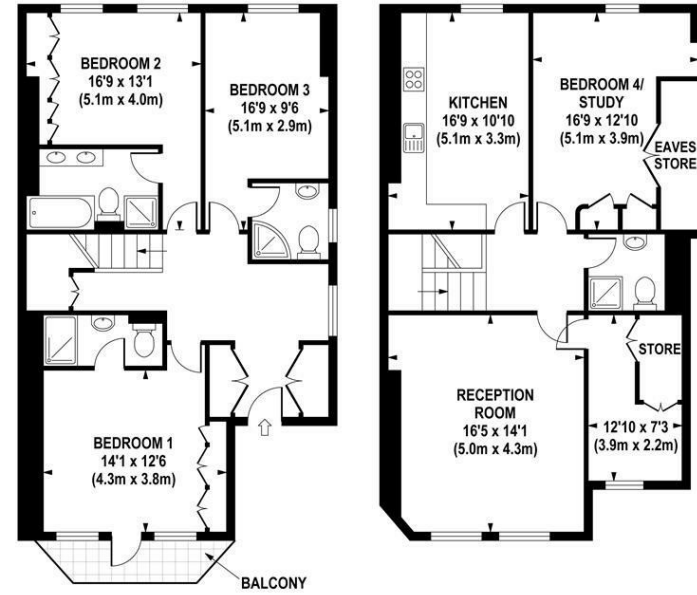
Council Tax Band: G  
EPC: D







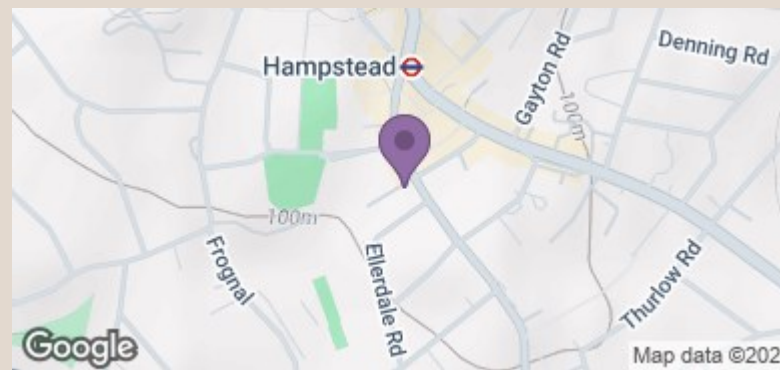
**FLAT C,  
95 FITZJOHNS AVENUE, NW3**  
Approximate Gross Internal Area 1729 sq ft / 160.6 sq m



**SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 840 SQ FT**

**THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 889 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards. DE-PHOTOGRAPHY.NET



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	