



Fitzjohns Avenue | London | NW3

£712 Per Week |

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ADN
RESIDENTIAL

A beautifully presented one-bedroom apartment set within an attractive period conversion on the sought-after Fitzjohns Avenue, NW3. Ideally positioned just 0.2 miles from Hampstead Underground Station (Northern Line) and the excellent selection of boutiques, cafés and restaurants in Hampstead Village.

Finished to a high standard throughout, the apartment is available on either a furnished or unfurnished basis and offers well-proportioned accommodation. Residents also benefit from attractive communal gardens, air conditioning and lift access.

Council Tax: Camden – Band E

Security Deposit: £3,560

Holding Deposit: £712

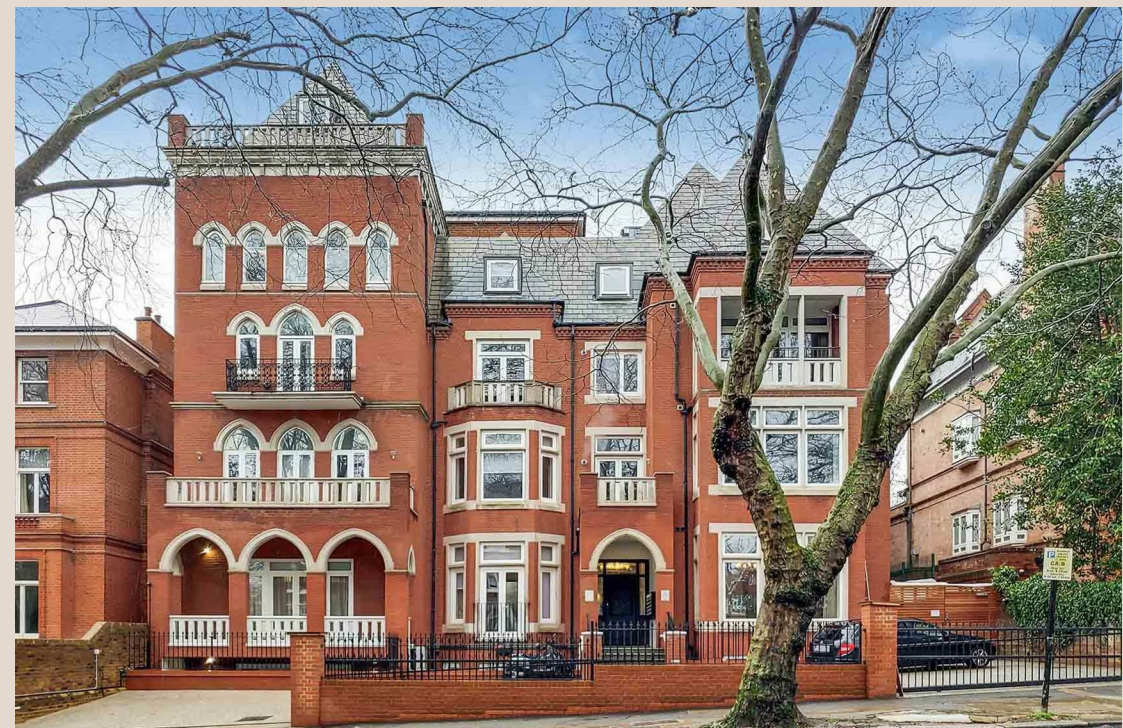
Deposits shown are based on a Assured Periodic Tenancy Agreement.

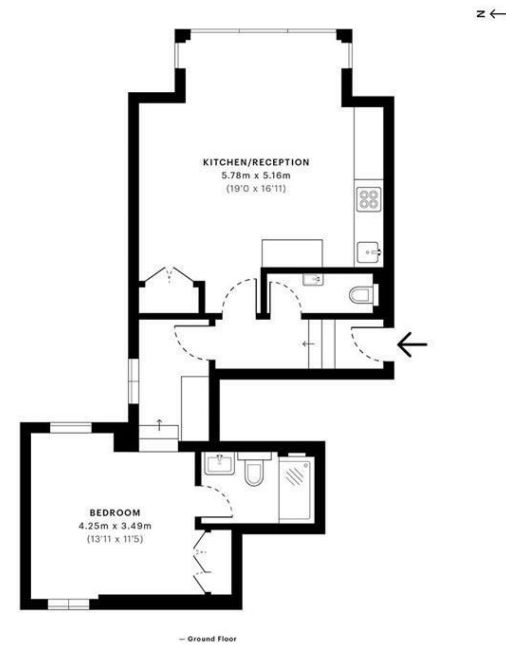
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- | | |
|------------------------------------|--------------------|
| • High Specification | • One Bedroom |
| • Open Plan Kitchen/Reception Room | • Shower Room |
| • Air Conditioning | • Communal Gardens |
| • Lift | |
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Council Tax Band: E

EPC: C







GROSS INTERNAL AREA (GIA)
The footprint of the property
51.96 sqm / 559.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wall thickness, restricted head height
49.68 sqm / 534.75 sqft

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

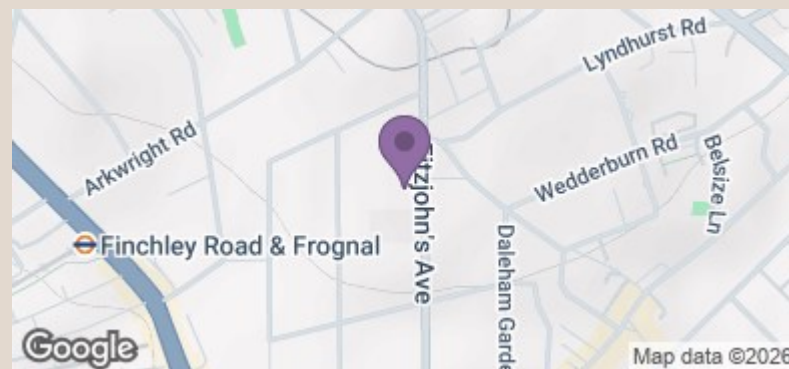
RESTRICTED HEAD HEIGHT
Confined space area under 2.0m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots 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 28 RESIDENTIAL: 54.78 sqm / 583.30 sqft
AREA 30 RESIDENTIAL: 52.78 sqm / 567.77 sqft

spec id: 5F3535c07b29290a8d88f58



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