Fitzjohns Avenue | London | NW3

£1,200 Per month |

2 2 1 B

ADN RESIDENTIAL

A beautifully appointed two double bedroom apartment arranged over the second floor of an elegant period conversion on the highly sought-after Fitzjohn's Avenue, just 0.2 miles from Hampstead Underground Station (Northern Line) and the boutique shops, cafés and restaurants of Hampstead Village.

Finished to an exceptional specification throughout, this stunning home offers a bright and spacious living environment, two generous double bedrooms and two private balconies, with one accessed directly from the reception room and a second adjoining the principal bedroom, providing excellent private outdoor space.

Available furnished or unfurnished, residents also benefit from beautifully maintained communal gardens, air conditioning and lift access, creating a superb home in one of North West London's most desirable locations.

Council Tax Band: Barnet – Band G
Security Deposit: £7,200.00
Holding Deposit: £1,200.00
Deposits shown are based on an Assured Periodic Tenancy Agreement.

- 2 Bedrooms
- Kitchen
- Air Conditioning
- Reception Room
- Two Balconies
- High Specification

Council Tax Band: G
EPC: B

SD Investments & Management

Fitzjohns Avenue, NW3

CAPTURE DATE 04/02/2021 LASER SCAN POINTS 5,061,455

GROSS INTERNAL AREA
90.65 sqm / 975.75 sqft

— Second Floor

GROSS INTERNAL AREA (GIA) The footprint of the property	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5 m
90.65 sqm / 975.75 sqft	82.97 sqm / 893.08 sqft	7.83 sqm / 84.28 sqft	0.16 sqm / 1.72 sqft

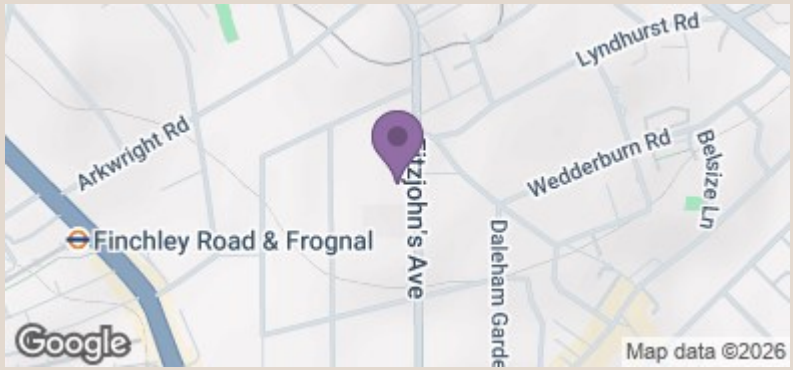
spec Verified

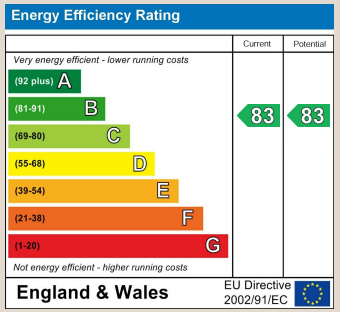
RICS Certified Property Measurer

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.

IPMS 3B RESIDENTIAL 98.01 sqm / 1054.97 sqft
IPMS 3C RESIDENTIAL 91.72 sqm / 987.27 sqft

SPEC ID 60180b6be4b8610db787c178





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