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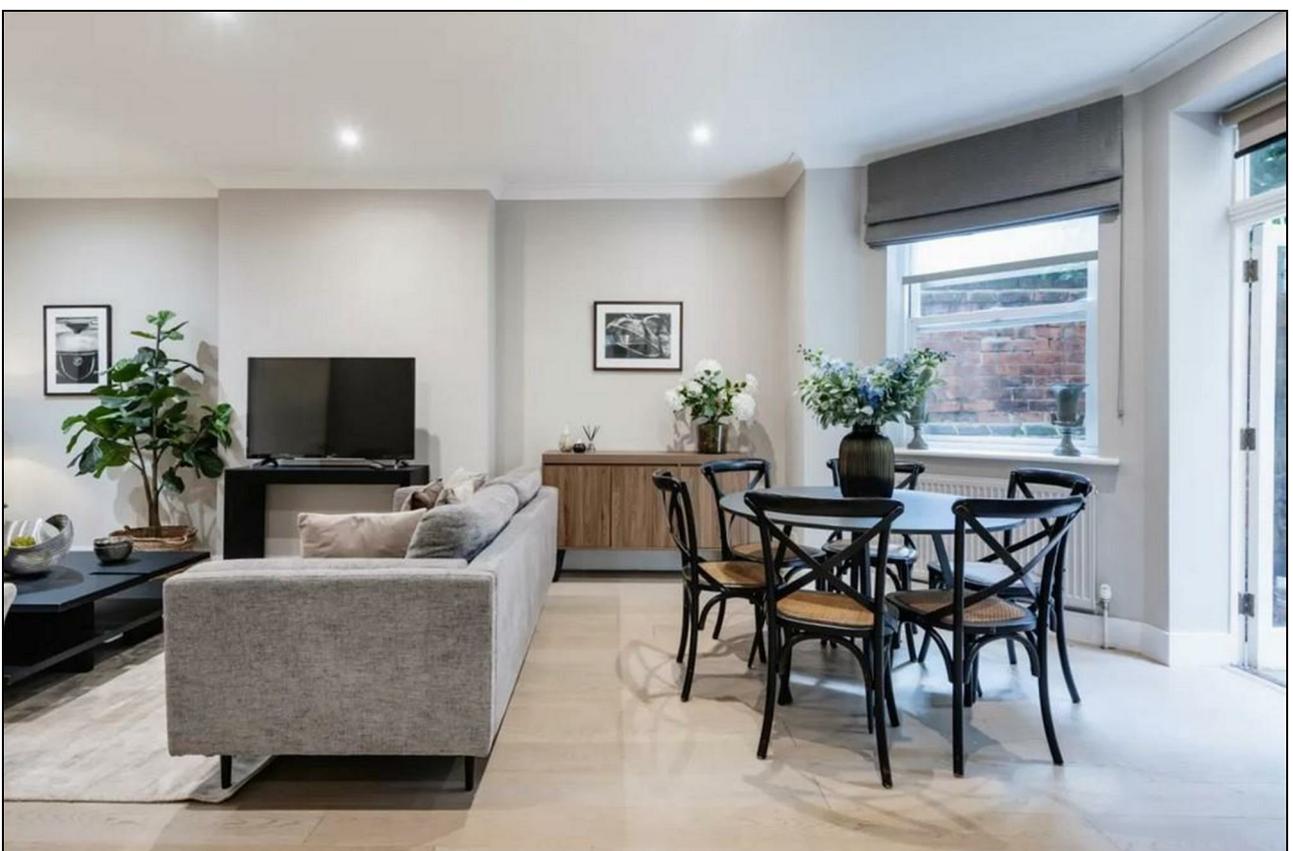
## Fitzjohn's Avenue Hampstead NW3

A beautiful newly refurbished three bedroom garden apartment situated in the heart of Hampstead Village and within a two minute walk to Hampstead Underground station (Northern line). The property features a large reception with access to a private patio garden, wood flooring throughout, fully fitted kitchen/diner, master bedroom with en-suite bathroom, two further bedrooms, family bathroom and guest cloakroom. Although a period conversion the apartment offers excellent modern features including air conditioning, thermostat control, LED lighting and video entry system. Off street parking available by separate negotiation.

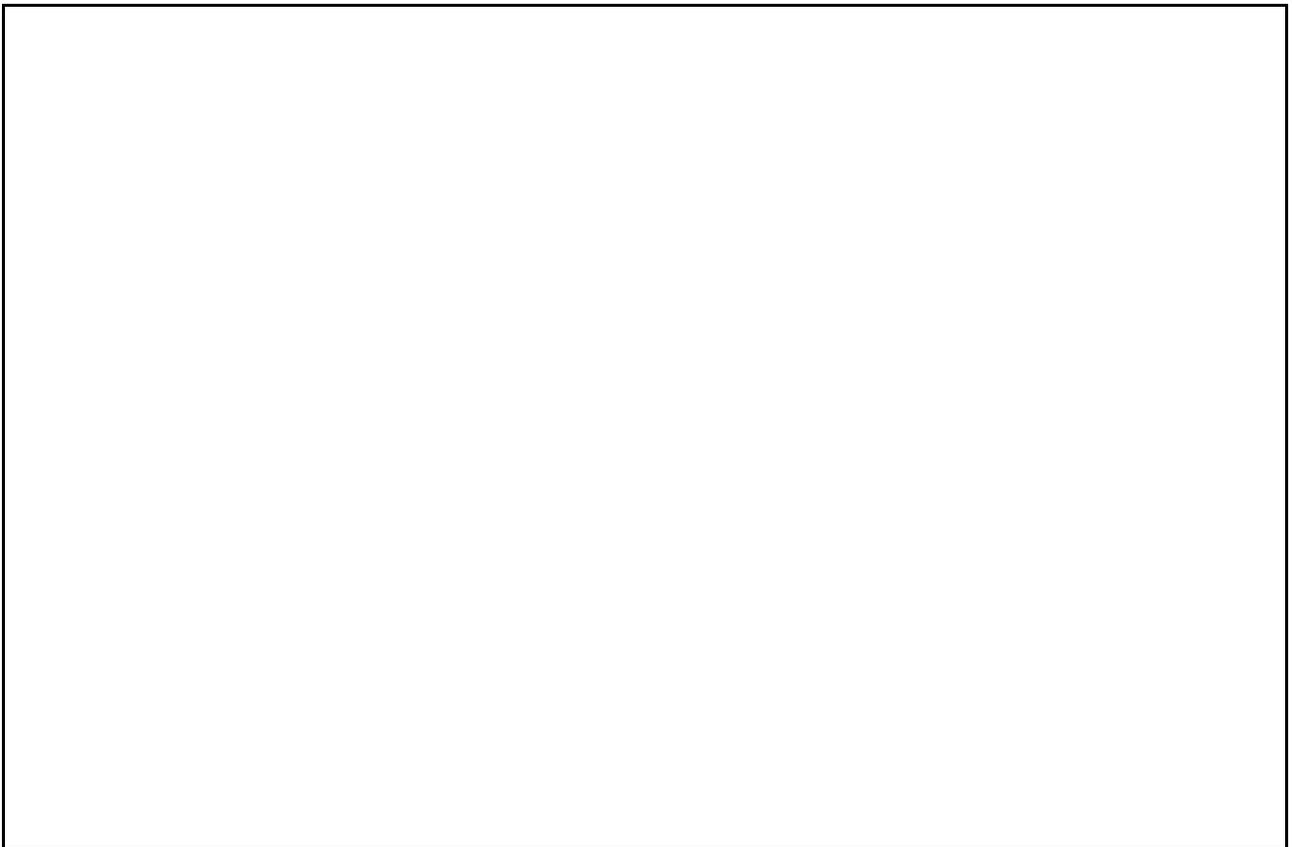
EPC Rating: E

**£1,150 Per Week**











— Lower Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
**99.3 Sqm / 1068.6 Sqft**

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes washrooms, restricted head.  
**90.5 Sqm / 974.5 Sqft**

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

**RESTRICTED HEAD HEIGHT**  
Limited use areas under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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  
99.1 Sqm / 1067.0 Sqft

IPMS 3C RESIDENTIAL  
91.9 Sqm / 989.6 Sqft

SPEC ID  
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