



Fitzjohns Avenue | London | NW3

£9,250 Per month |

 4  4  1  B

ADN
RESIDENTIAL

An exceptional architecturally designed triplex apartment situated on the prestigious Fitzjohn's Avenue in the heart of Hampstead. Arranged over the fourth, fifth, and sixth floors with lift access throughout, this impressive residence combines contemporary design with elegant living spaces and a high-quality specification throughout.

The property offers beautifully balanced accommodation comprising four spacious bedrooms, three luxurious bathrooms, and expansive entertaining areas finished to an exceptional standard. Bespoke custom cabinetry and refined interior detailing enhance the sophisticated feel of the apartment, while large windows allow for an abundance of natural light.

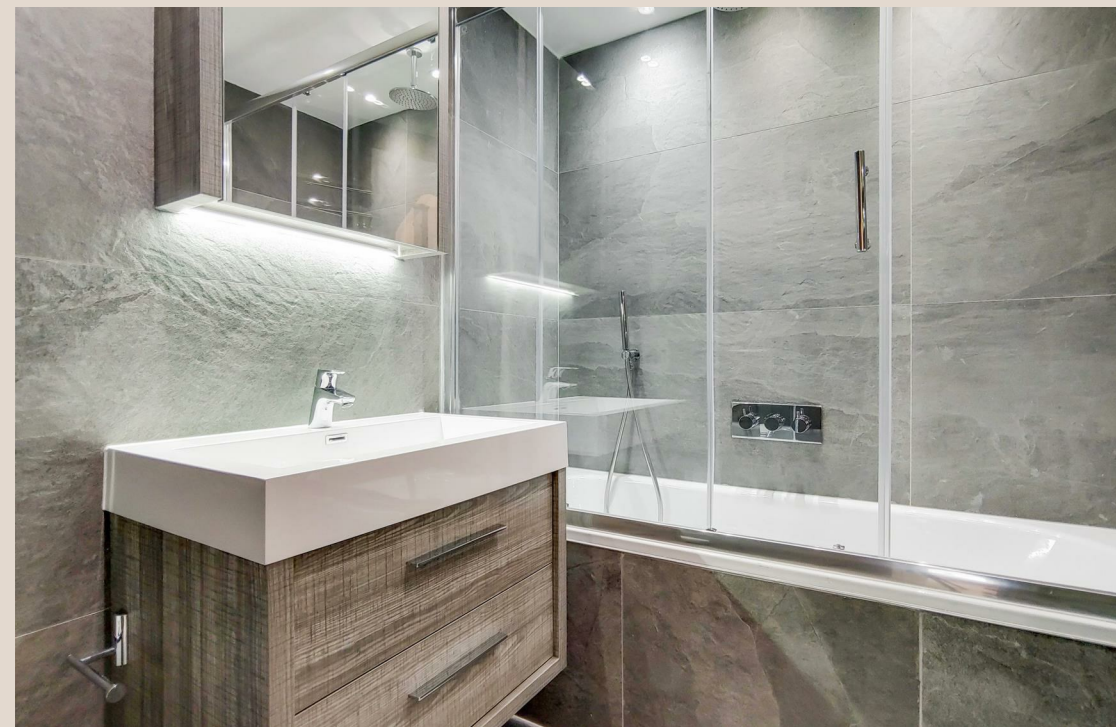
A standout feature of the home is the impressive private roof terrace accessed directly from the reception room, creating an ideal setting for entertaining, al fresco dining, or simply relaxing above the surrounding rooftops.

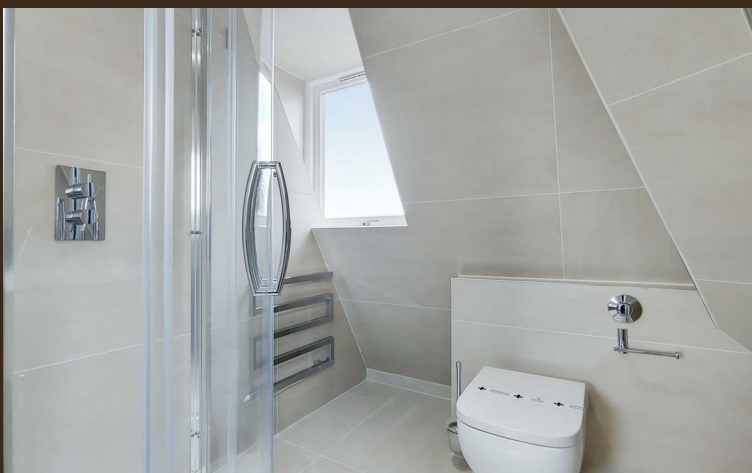
Residents further benefit from access to beautifully maintained communal gardens, complimentary WiFi, lift service, and the convenience of an on-site building manager. The apartment is available on either a furnished or unfurnished basis and is also pet friendly, offering both flexibility and comfort in one of Hampstead's most desirable locations.

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- Four Bedrooms
 - Spacious Reception Room
 - Lift
 - Communal Gardens
 - Three Bathrooms
 - Roof Terrace
 - Triplex Apartment
 - Permit Parking
-

Council Tax Band: G
EPC: B







SD Investments & Management

Fitzjohns Avenue, NW3

CAPTURE DATE: 29/01/2021 LASER SCAN POINTS: 4,808,752

GROSS INTERNAL AREA

141.46 sqm / 1522.66 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
141.46 sqm / 1522.66 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes mezzanines, mezzanine floor height
127.08 sqm / 1367.88 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, verandas, terraces etc.
33.75 sqm / 363.26 sqft

RESTRICTED HEAD HEIGHT
Bedroom use area under 1.8m
10.03 sqm / 107.96 sqft

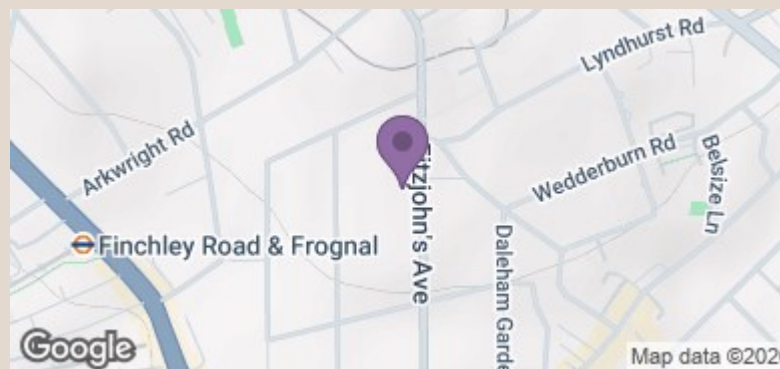
spec Verified

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 2B RESIDENTIAL: 103.61 sqm / 1112.67 sqft
IPMS 2B RESIDENTIAL: 101.95 sqm / 1100.22 sqft

SPIC ID: 58356136352000dbca977873



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(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	

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