



Fitzjohns Avenue | London | NW3

£1,150 Per Week |

 3  2  1  C

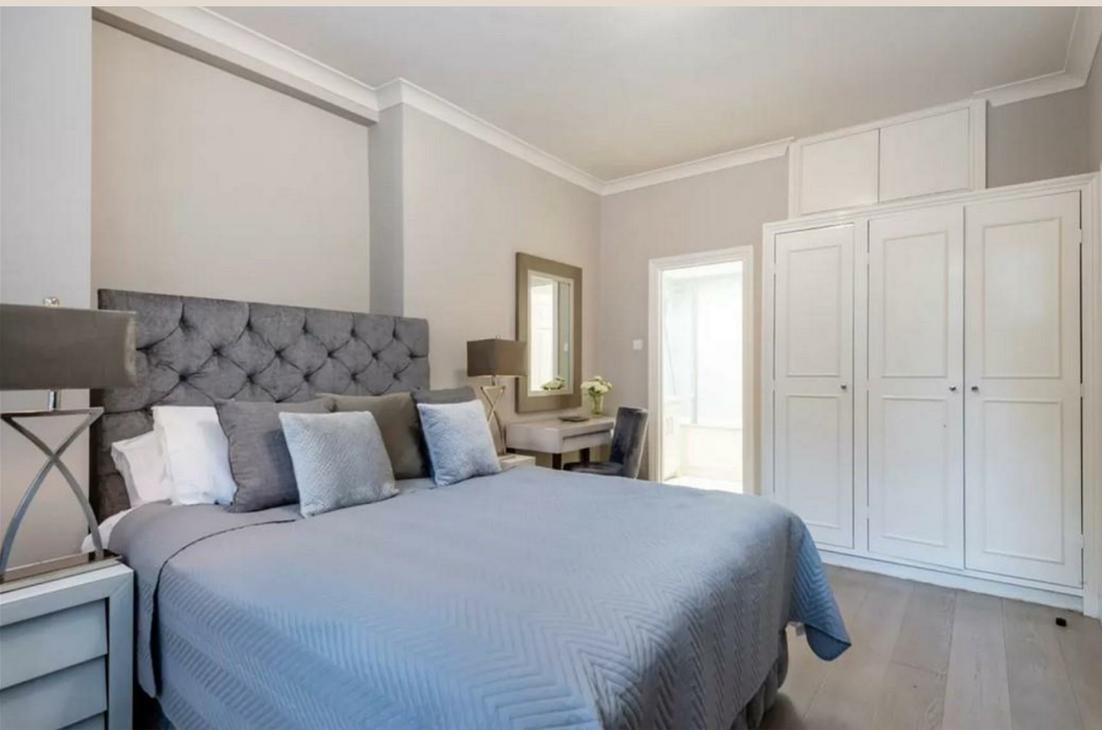
ADN
RESIDENTIAL

A modern three bedroom garden apartment located 0.1m from Hampstead Underground Station (Northern Line) and the amenities that the Village has to offer. This wonderful apartment benefits from having modern fixtures throughout and comprises, spacious reception room with access onto a spacious private garden, separate fully fitted kitchen, three bedrooms and two bathrooms.

- 3 Bedrooms
- Reception Room
- 2 Bathrooms
- Modern Kitchen
- Private Garden
- Permit Parking

Council Tax Band: F
EPC: C







SD Investments & Management

Fitzjohns Avenue, NW3

CAPTURE DATE
26/05/2020

LASER SCAN POINTS
40,383,256

GROSS INTERNAL AREA
99.3 Sqm / 1068.6 Sqft



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 walls/closets, 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 area under 1.5m.
0.0 Sqm / 0.0 Sqft

spec
RICS

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 rooms lengths and widths are the maximum points of measurements captured in the scan.

IMS 3B RESIDENTIAL
99.1 Sqm / 1067.0 Sqft

IMS 3C RESIDENTIAL
91.9 Sqm / 989.8 Sqft

SPEC ID
Spec2772ee411d4da0e48ff6d4d



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 81 |
| (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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