



## Fitzjohn's Avenue | London | NW3

Asking price £1,950,000 | Leasehold

 4  2  1  E

**ADN**  
RESIDENTIAL

A spectacular penthouse apartment arranged over the top two floors of a prominent red brick period residence located in the heart of Hampstead Village offering circa 2400 sq ft of beautifully planned accommodation. This outstanding home benefits from a 23" open plan kitchen/reception room with views over the communal gardens, an impressive principal suite with Juliette balcony, walk in wardrobe and en-suite shower room, three further double bedrooms (one being completely separate and accessed via the private roof terrace) family bathroom, utility room and a guest W/C. Additionally there is a huge amount of storage, unreserved off street parking and access to lovely communal gardens.

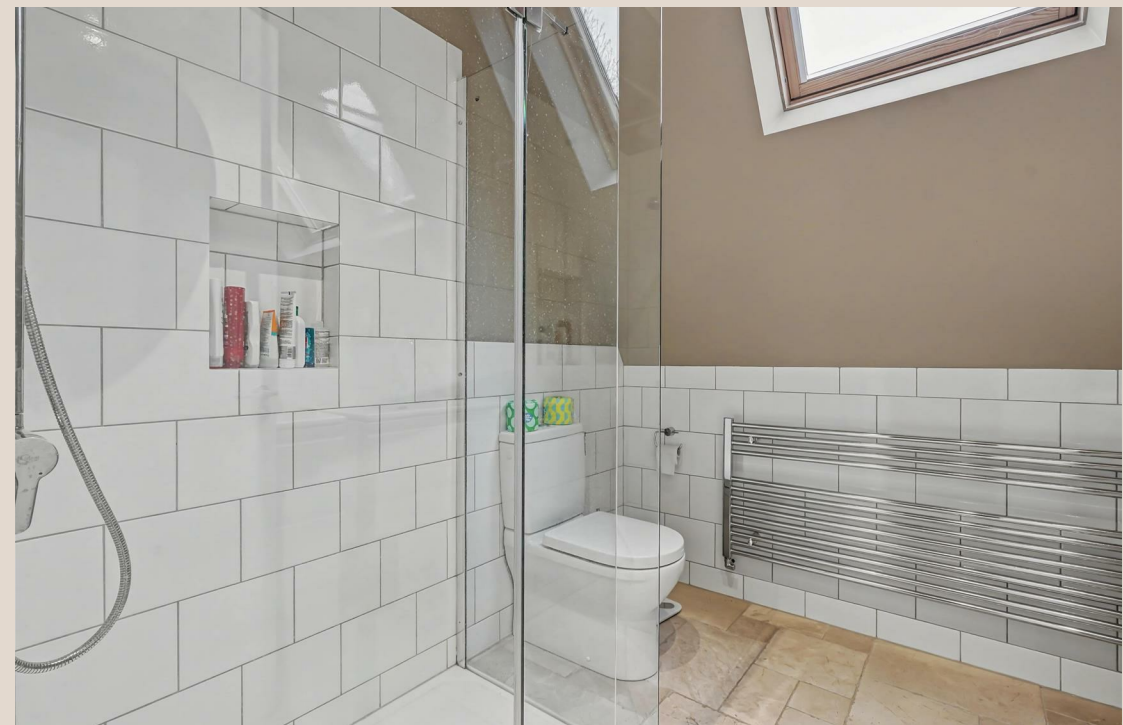
- Penthouse Apartment
- Spacious Reception Room
- Roof Terrace
- Unreserved Off Street Parking
- Four Double Bedrooms
- Two Bathrooms
- Communal Gardens

Council Tax Band: G  
EPC: E











## Daphne Court, NW3

Approximate Gross Internal Area = 2409 sq ft / 224 sq m

Restricted Height = 511 sq ft / 47.5 sq m

Roof Terrace = 81 sq ft / 7.56 sq m

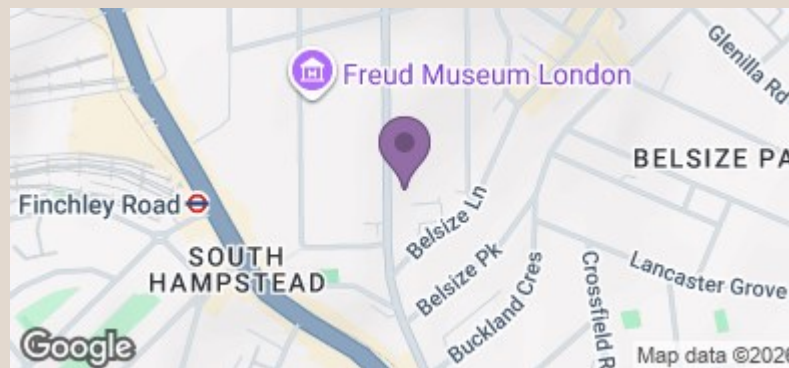


Second Floor

Third Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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