



## Fitzjohns Avenue | London | NW3

Asking price £4,500,000 | Freehold

 5  2  2  D

**ADN**  
RESIDENTIAL

This discreet and recently refurbished low-built 5 bedroom family home, measuring 2812 sq ft (261.24 sq m), which features a gated front garden with off street parking for two cars and an enclosed rear patio. Upon entering, the contemporary design is immediately evident, with excellent living accommodation on the ground floor. The stylish eat in kitchen and reception area seamlessly extend to the garden through French doors. The double reception room is particularly striking with dropped ceilings, French doors and bay window. The ground floor also includes a guest WC and ample storage. Upstairs, the first floor offers four double bedrooms and two bathrooms, one being en-suite. The entire space is thoughtfully designed with fantastic storage throughout. The house is fully double-glazed and equipped with air conditioning. This home is both practical and comfortable, offering well-proportioned living spaces without compromising on style and quality. Fitzjohn's Avenue not only benefits from the plethora of outstanding schools that Hampstead is renowned for but also from the diverse shops and restaurants/cafe culture of Hampstead Village and Hampstead Underground Station (Northern Line). The additional transport amenities of Finchley Road namely Finchley Road Underground Station (Jubilee & Metropolitan Lines), Finchley & Frognal Overground and numerous bus routes into and out of central London provide outstanding connectivity. As well as the truly remarkable vast open spaces of Hampstead Heath. The property has planning permission granted for a large basement under application 2017/1047/P.

- 5 Bedrooms
- Eat In Kitchen
- Air Conditioning
- Off Street Parking For Two Cars
- 2 Reception Rooms
- 2 Bathrooms
- Gated
- Front & Rear Gardens

Council Tax Band: H  
EPC: C







Fitzjohns Avenue, NW

- Ceiling Height

North

**Floor Plans**

Ground Floor:

- Patios/Gardens: 27' 0" x 21' 5" (8.20m x 6.53m) (approximate)
- Living Room: 14' 0" x 12' 0" (4.27m x 3.66m)
- Family Room: 12' 0" x 12' 0" (3.66m x 3.66m)
- Reception Room: 21' 0" x 11' 0" (6.35m x 3.35m)
- Bedroom: 10' 0" x 11' 0" (3.05m x 3.35m)
- Bedroom: 10' 0" x 11' 0" (3.05m x 3.35m)
- Bathroom: 6' 0" x 4' 0" (1.83m x 1.22m)
- Garden: 32' 1" x 32' 1" (9.79m x 9.79m) (approximate)
- Off Street Parking

First Floor:

- Principal Bedroom: 12' 0" x 12' 0" (3.66m x 3.66m)
- Bedroom: 10' 0" x 11' 0" (3.05m x 3.35m)
- Bedroom: 10' 0" x 11' 0" (3.05m x 3.35m)
- Bathroom: 6' 0" x 4' 0" (1.83m x 1.22m)
- Storage: 2' 0" x 2' 0" (0.61m x 0.61m)
- Storage: 2' 0" x 2' 0" (0.61m x 0.61m)
- Storage: 2' 0" x 2' 0" (0.61m x 0.61m)

Second Floor:

- Storage: 2' 0" x 2' 0" (0.61m x 0.61m)
- Storage: 2' 0" x 2' 0" (0.61m x 0.61m)

Approx Gross Internal Area: 2496 Sq Ft - 231.89 Sq M

Approx Floor Area Including Restricted Heights: 2812 Sq Ft - 261.24 Sq M

For Illustration Purposes Only - Not To Scale. Floor Plan by www.norraphotostudio.com Ref No.49996. This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves as to the accuracy of the floor plan. Measurements are approximate and in imperial and metric units. Different quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**Map**

Finchley Road, South Hampstead, Belsize Ln, Belsize Pk, Lancaster Grove, Crossfield Rd, Eton Ave. Google Map data ©2026

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		67
(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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