

28 Fitzjohns Avenue, London, NW3 5NB



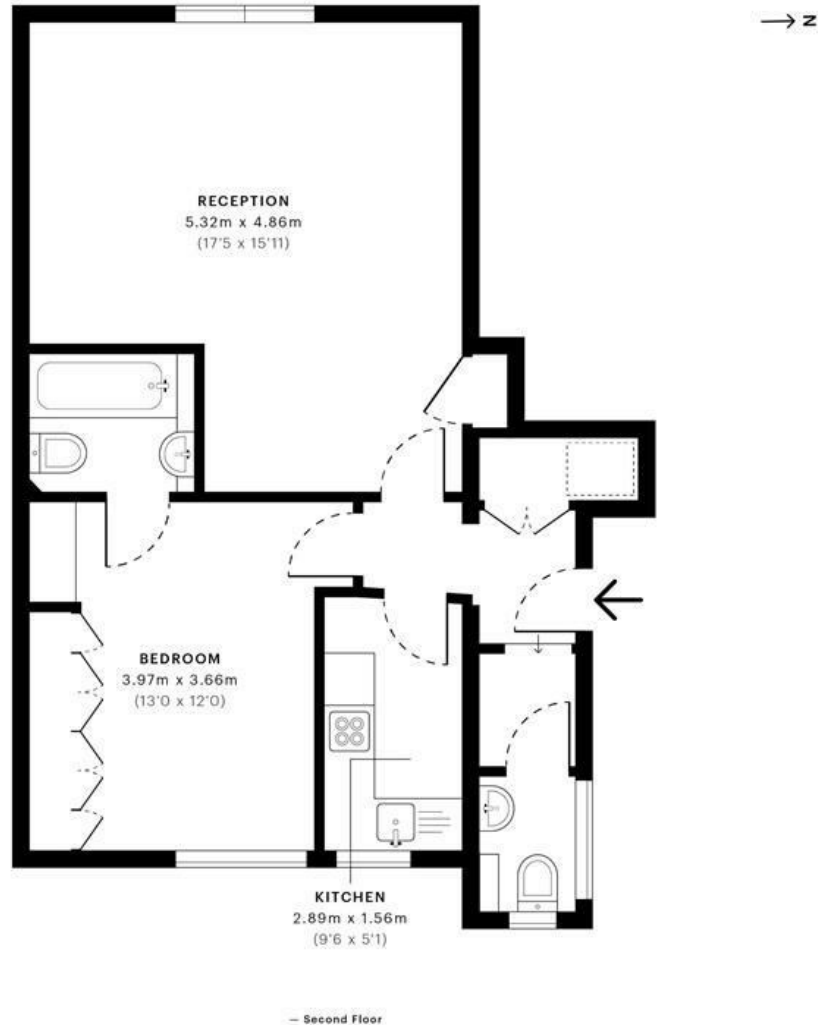
£2,300 Per Month

A larger than average one double bedroom apartment within a substantial Victorian red brick house located in the heart of Hampstead.

The property has been finished to a high specification and comprises spacious double bedroom with a large range of built in wardrobes, very spacious and bright reception/dining room with wood floors .

There is a separate modern fully fitted kitchen and unusually for a one bedroom property there are 2 luxury bathrooms (1 en-suite). This stylish property is situated at the rear of the building and is conveniently located for both Hampstead and Swiss Cottage tubes and has a lovely communal garden space.





GROSS INTERNAL AREA (GIA)
The footprint of the property
53.76 sqm / 578.67 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
50.54 sqm / 544.01 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.62 sqm / 6.67 sqft



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 3B RESIDENTIAL: 54.43 sqm / 585.88 sqft
IPMS 3C RESIDENTIAL: 51.22 sqm / 551.33 sqft

SPIC ID: 60a571a89d7a710e34076f96

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	