

28 Fitzjohns Avenue, London, NW3 5NB



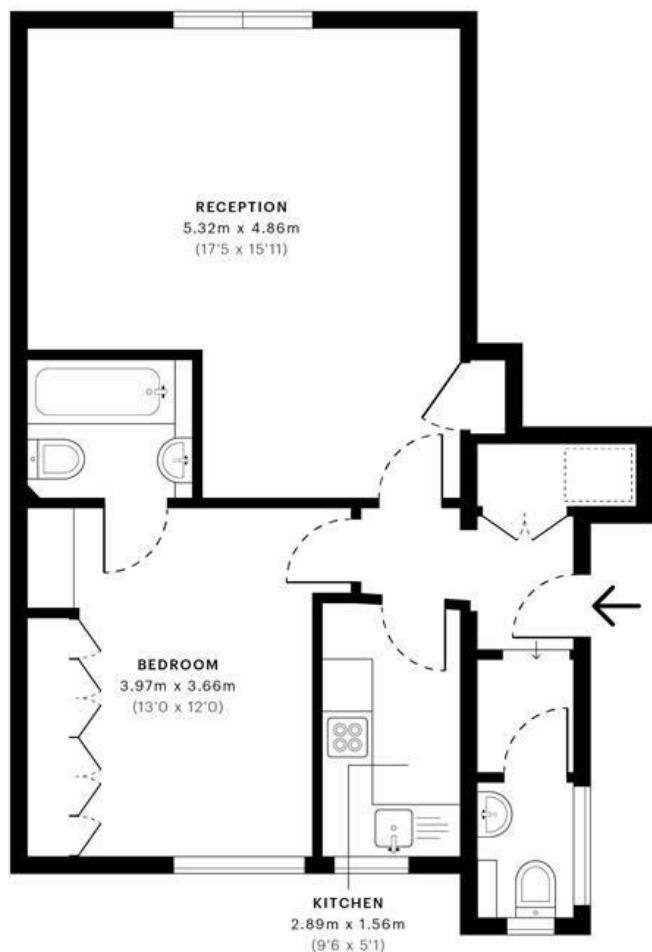
£2,300 Per Month

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.





— Second Floor

 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 height
 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 1.5 m
 0.62 sqm / 6.67 sqft


RICS

Certified Property Measure

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

ZRC ID: 60a571a89d7a710e34076f96

