



## A MAGNIFICENT THREE BEDROOM APARTMENT WITH PRIVATE PATIO GARDEN

DE LASZLO HOUSE  
FITZJOHN'S AVENUE, HAMPSTEAD, LONDON, NW3

**Guide Price £2,500,000 - Leasehold**



# A MAGNIFICENT THREE BEDROOM APARTMENT WITH PRIVATE PATIO GARDEN SITUATED WITHIN A LANDMARK NEW DEVELOPMENT.

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HAMPSTEAD, NW3

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Open plan reception/dining room • 3 bedrooms • 2 bathrooms (en suite) • Private garden • Secure underground parking •

3 Bedrooms • 2 Bathrooms • 1 Reception

• EPC Rating = C     Council Tax = H

## Description

Situated on tree-lined Fitzjohn's Avenue in Hampstead, de Laszlo House is named after Philip de László, one of the most celebrated Royal portrait artists of the 20th century, who lived here from 1921 to 1937.

A magnificent three bedroom apartment with private patio garden situated within a landmark new development. De Laszlo House is the perfect expression of Arts & Crafts architecture combined with dynamic open living spaces and a stylish bespoke specification of the highest quality.

Benefits from concierge, CCTV security, lift and staircase access, impressive communal entrance foyers, secure underground parking and beautiful and extensive landscaped gardens. Parking bay in the underground parking facility and de Laszlo House has excellent access to transport, shopping and leisure facilities.

## Viewing

Strictly by appointment with Savills.



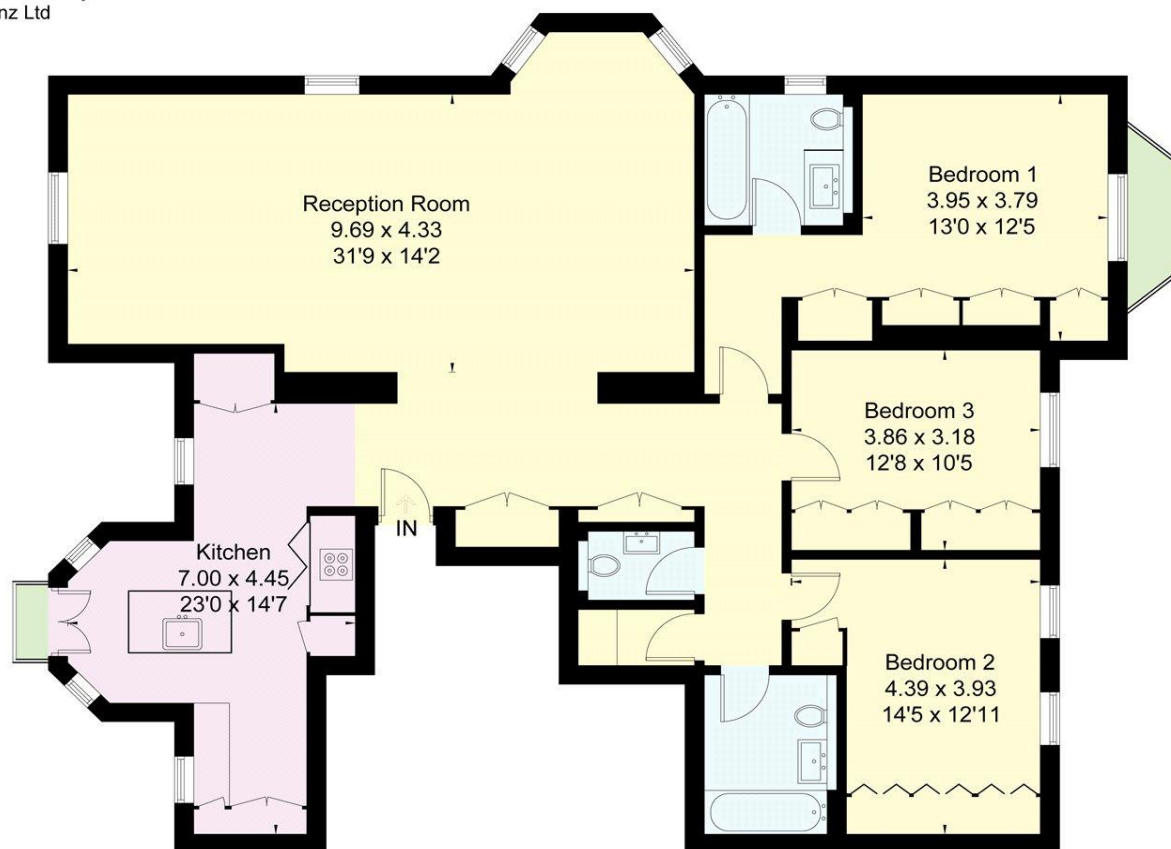


## Hampstead, NW3

Gross Internal Area (approx) = 150 sq m / 1615 sq ft

For identification only. Not to scale.

© Floorplanz Ltd



Third Floor



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## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC