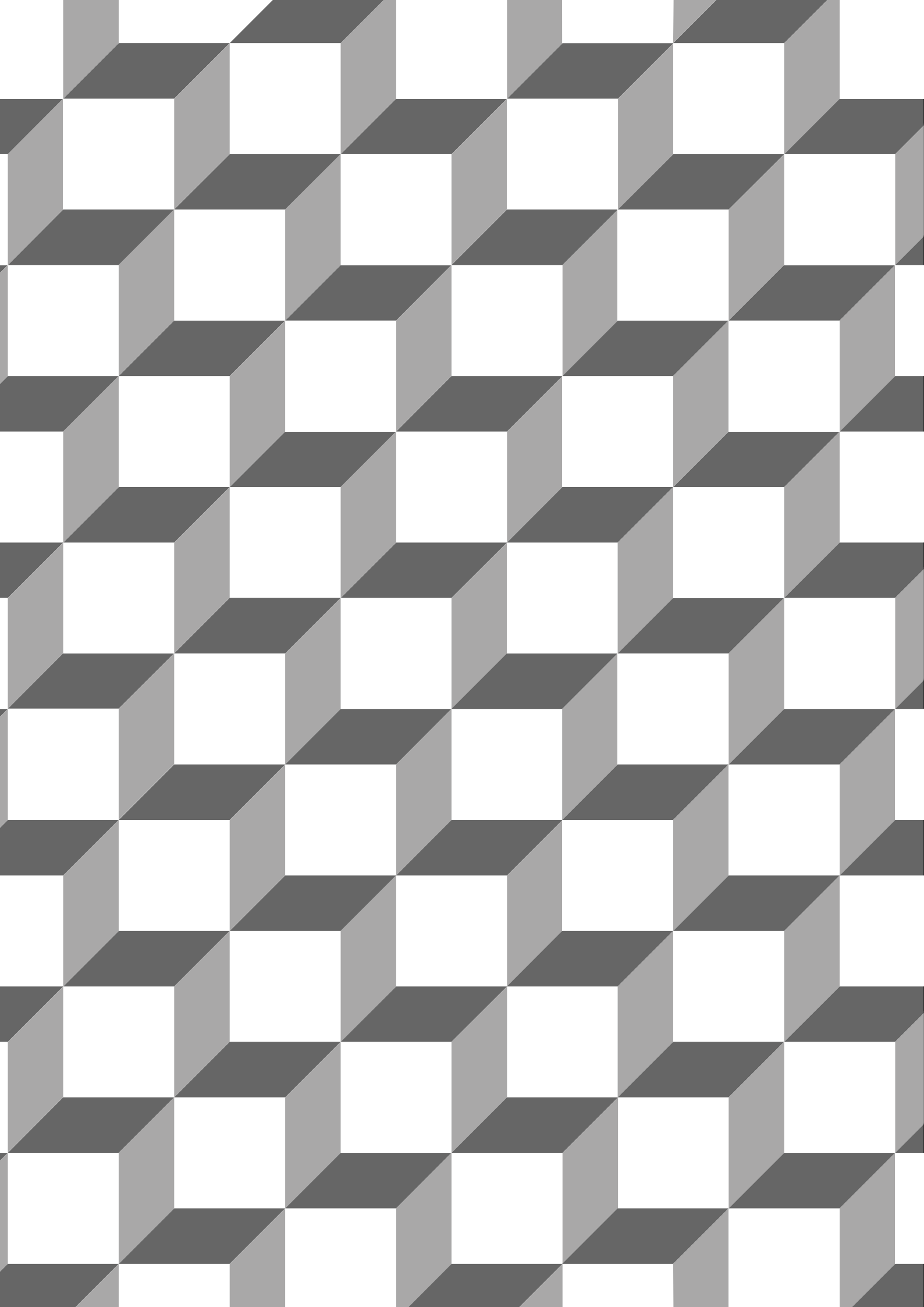
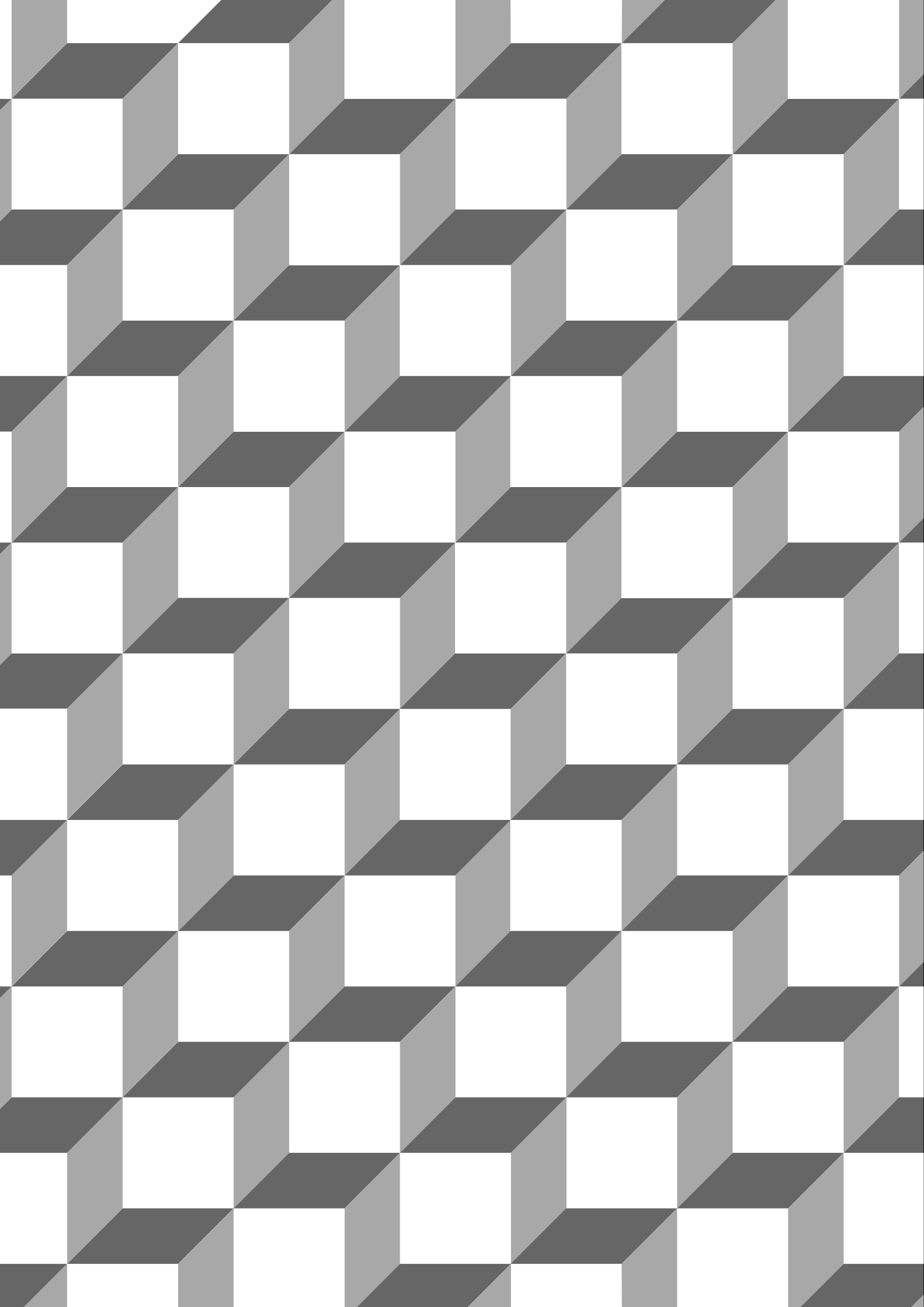


49 Fitzjohn's

Avenue

Hampstead
London
NW3



49 Fitzjohn's

Avenue
NW3

A collection of six exquisite apartments, in a beautifully proportioned grand London house. Located on Fitzjohn's Avenue, between Hampstead Village and Swiss Cottage, in one of North London's most prestigious neighbourhoods.

49 Fitzjohn's

Avenue
NW3

Designed for luxury, built for modern living

An Impressive Building

This impressive red brick Victorian mansion block sits proudly on Fitzjohn's Avenue, and is flanked by equally grand residential buildings, each set back from the road behind a row of mature Plane trees. Number 49 enjoys an elevated position on the hill that ascends to Hampstead Village. It is easy to see what attracted London's gentry to the area in the 1870s and has continued to be one of the capital's most desirable neighbourhoods.

Number 49 has recently undergone a significant renovation to create exciting luxury living spaces. Every apartment has been completely refurbished with new kitchens and bathrooms, while the original red brick facade, complete with architectural detailing, has been retained.

A Grand Entrance

A short flight of broad stone steps leads you to the raised entrance at No. 49. Behind the beautifully finished front door, you are welcomed into a bright and spacious hallway. Floor tiles, carpets, light fittings, and furniture have been carefully selected to complement one another in a monochromatic Art Deco style. The black metal balustrade also follows this strong geometry and confidently draws you to the upper floors.

Luxurious Living Spaces

The apartments have been individually designed to create unique and stylish homes. The internal layouts maximise the use of space and light, while ample storage means that simple, fuss-free living can instantly become a reality.

Kitchen & Dining Areas

The kitchens have been designed as versatile entertainment spaces. They have been superbly built to exacting standards, and finished with the highest quality materials and integrated appliances.

Wet Rooms

The bathrooms and ensuites are bright, spacious, and warmed with underfloor heating. The rooms are fully tiled with high-quality large format Italian porcelain. Clear anti-plaque glass doors are fitted to large walk-in shower cubicles, and the rooms are finished with polished chrome taps and towel rails.

Bedrooms

The generously sized bedrooms, bathed in natural light, are more than just a place to sleep. These beautiful spaces offer a retreat, a place to escape from the world, where you can enjoy breakfast in bed, browse the morning papers, meditate or listen to music. This is your space; enjoy it.

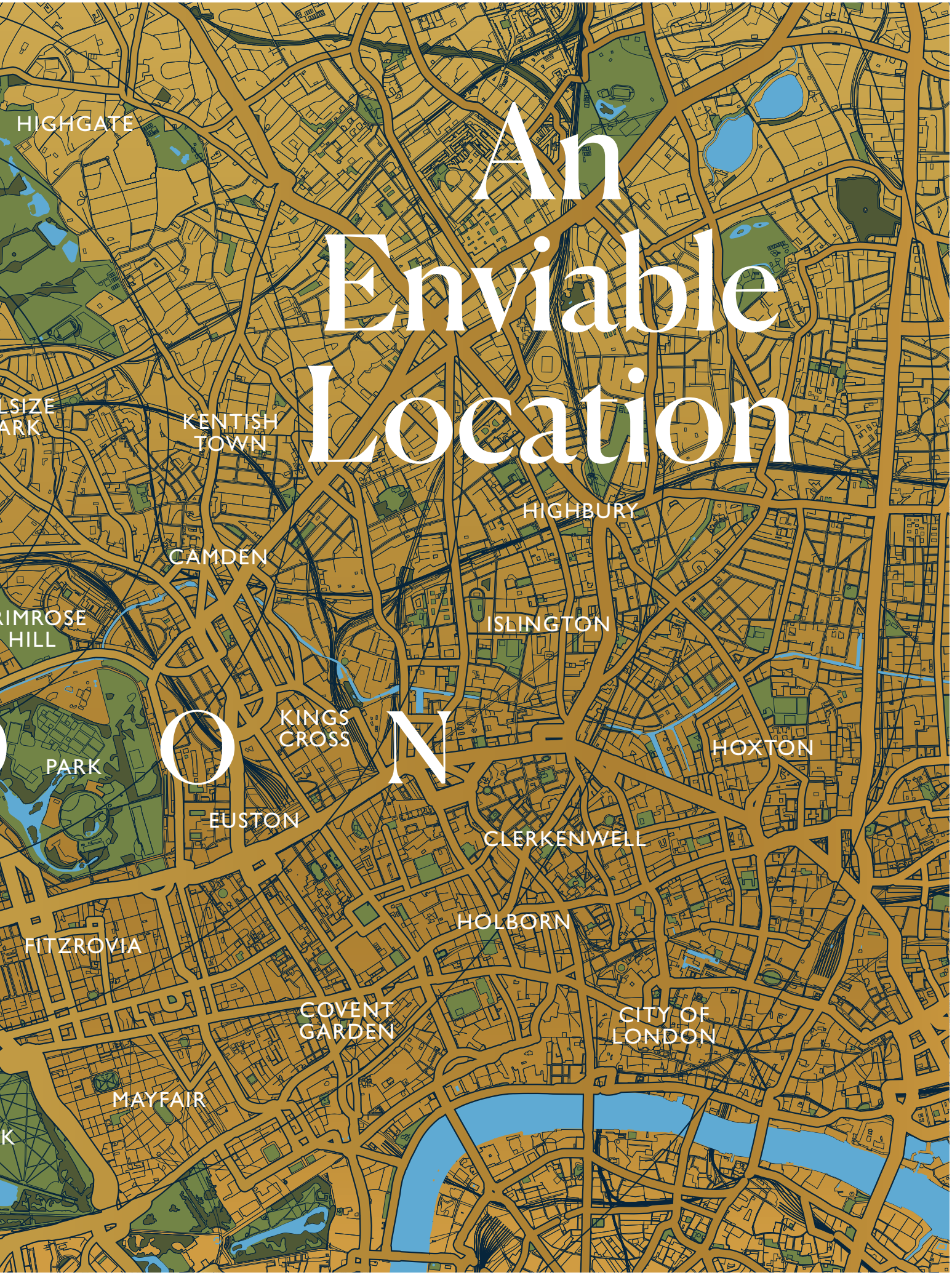
When it is time to emerge, the fully fitted dressing room will help you prepare for the day, ready to face the world.

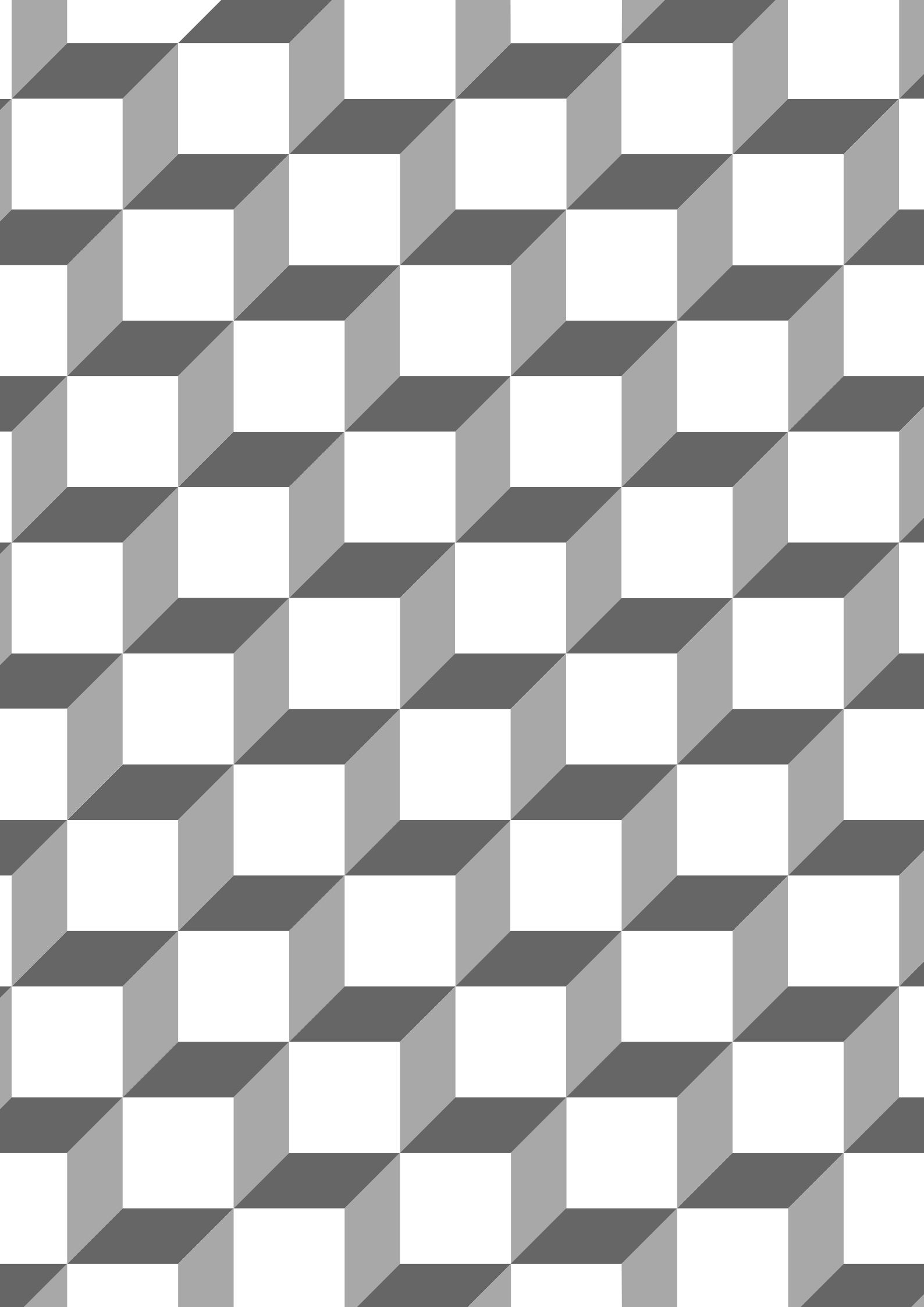
A Garden Retreat

The expansive, landscaped rear garden is divided into separate zones, offering residents a quiet retreat to sit, relax, and soak up the sun over a morning coffee. Paved walkways with seating areas intersect the formal flower beds, planted with herbaceous borders and shrubs, bringing colour, shape, and texture throughout the seasons. At the far end is a large lawn, bordered by mature trees, giving both height and shade to this beautiful garden.

BRENT CROSS
GOLDERS GREEN
HAMPSTEAD HEATH
HAMPSTEAD
WEST HAMPSTEAD
49 Fitzjohn's
Avenue
NW3
SWISS COTTAGE
ST JOHN'S WOOD
LONDON
LITTLE VENICE
PADDINGTON
NOTTING HILL

An Enviable Location





49
Fitzjohn's

Avenue
NW3

Apartment Plans

49 Fitzjohn's

Avenue
NW3

Apartment No.

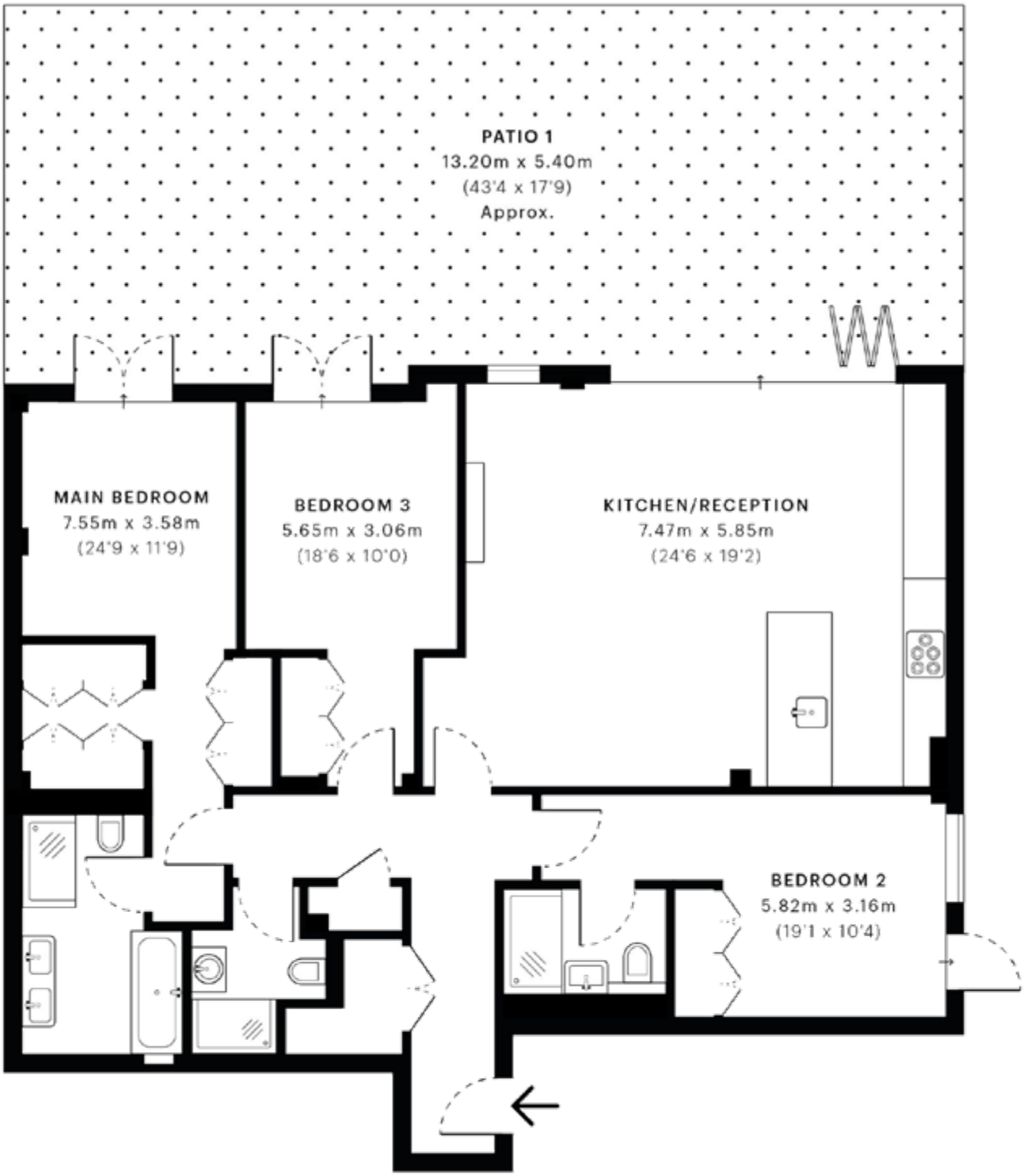
One

Lower Ground Floor
3 Bedrooms, 3 Bathrooms
Private Terrace

Floor areas are subject to verification.
Purchasers must relay on their own inspection to verify any information provided.
Plans are not to scale.

GROSS INTERNAL AREA

123.15 sqm / 1325.58 sqft



— Lower Ground Floor

Apartment 1

Photos

Left: Private terrace

Above: The bi-fold doors join the kitchen to the private terrace, creating a large versatile entertainment space.

Right Middle: Bright and spacious bathroom .

Right Top and Bottom: Bright and spacious double bedrooms with direct access to private terrace.

Right: Fully fitted dressing room

49 Fitzjohn's

Avenue
NW3

Apartment No.

Two

Lower Ground Floor
2 Bedrooms, 2 Bathrooms

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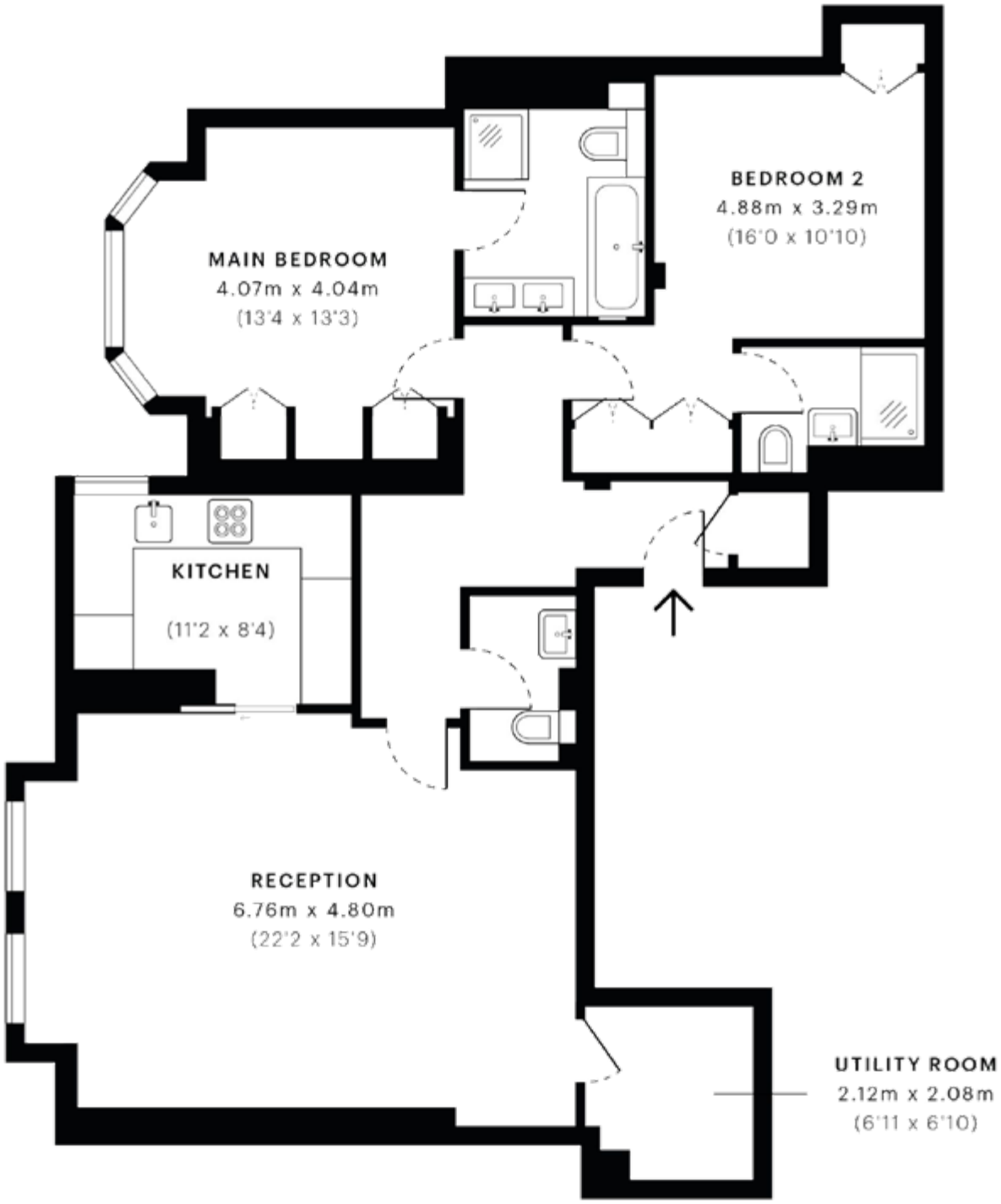
Plans are not to scale.

GROSS INTERNAL AREA

101.00 sqm / 1087.15 sqft



— Lower Ground Floor

Apartment 2

Photos

Left: Well designed modern kitchen with high quality finishes and appliances.

Above: Large scale windows illuminate the spacious living area.

Far Right: Generous double bedrooms are well-lit, and fitted with wall to wall carpets and built-in wardrobes.

Right: The bathroom is fully tiled with large format Italian porcelain tiles and finished with bright polished nickel taps.

49 Fitzjohn's

Avenue
NW3

Apartment No.

Three

Ground Floor
2 Bedrooms, 3 Bathrooms
Private Balcony

Floor areas are subject to verification.
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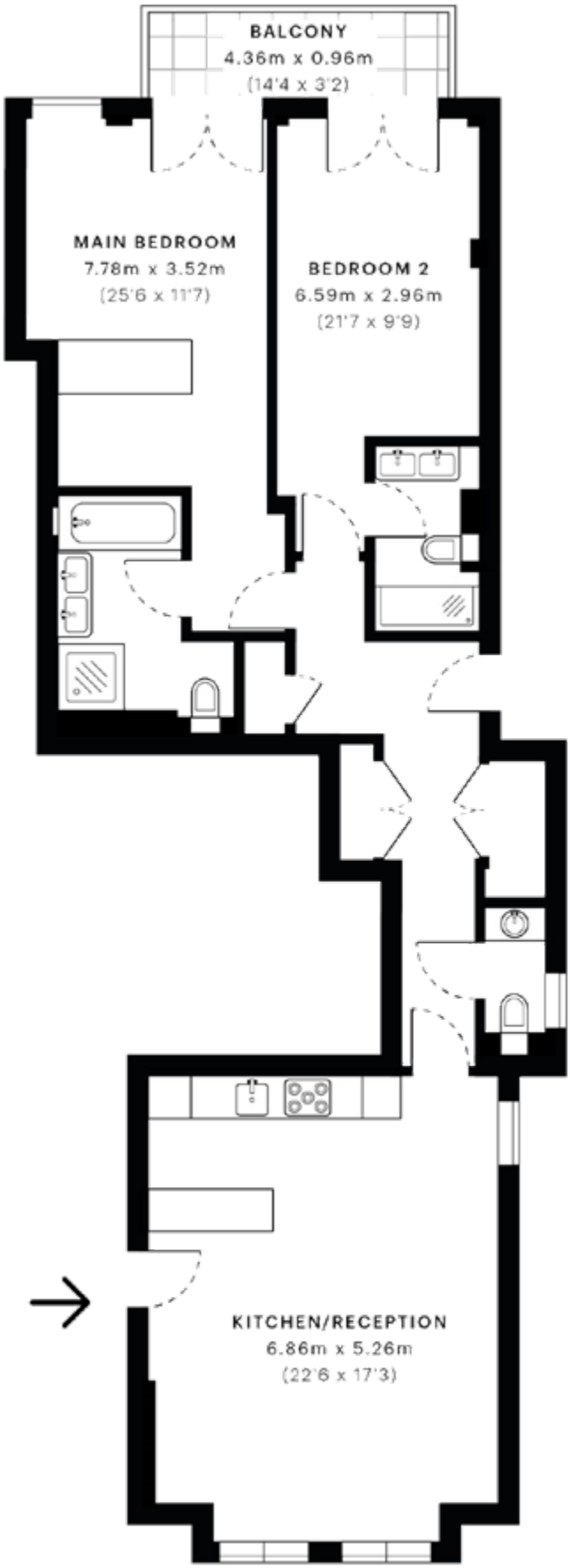
Plans are not to scale.

GROSS INTERNAL AREA

103.05 sqm / 1109.22 sqft



— Ground Floor

Apartment 3

Photos

Left: Floor to ceiling windows illuminate the spacious living/dining area.

Above: Well designed modern kitchen with high quality finishes and appliances.

Top Right: The bathroom is fully tiled with large format Italian porcelain tiles and finished with bright polished nickel taps.

Right middle: Bright and spacious double bedrooms with direct access to private balcony.

Right bottom: The main bedroom is fitted with a spacious walk-in dressing room.

49 Fitzjohn's

Avenue
NW3

Apartment No.

Four

Ground Floor
3 Bedrooms, 3 Bathrooms
Private Balcony

Floor areas are subject to verification.
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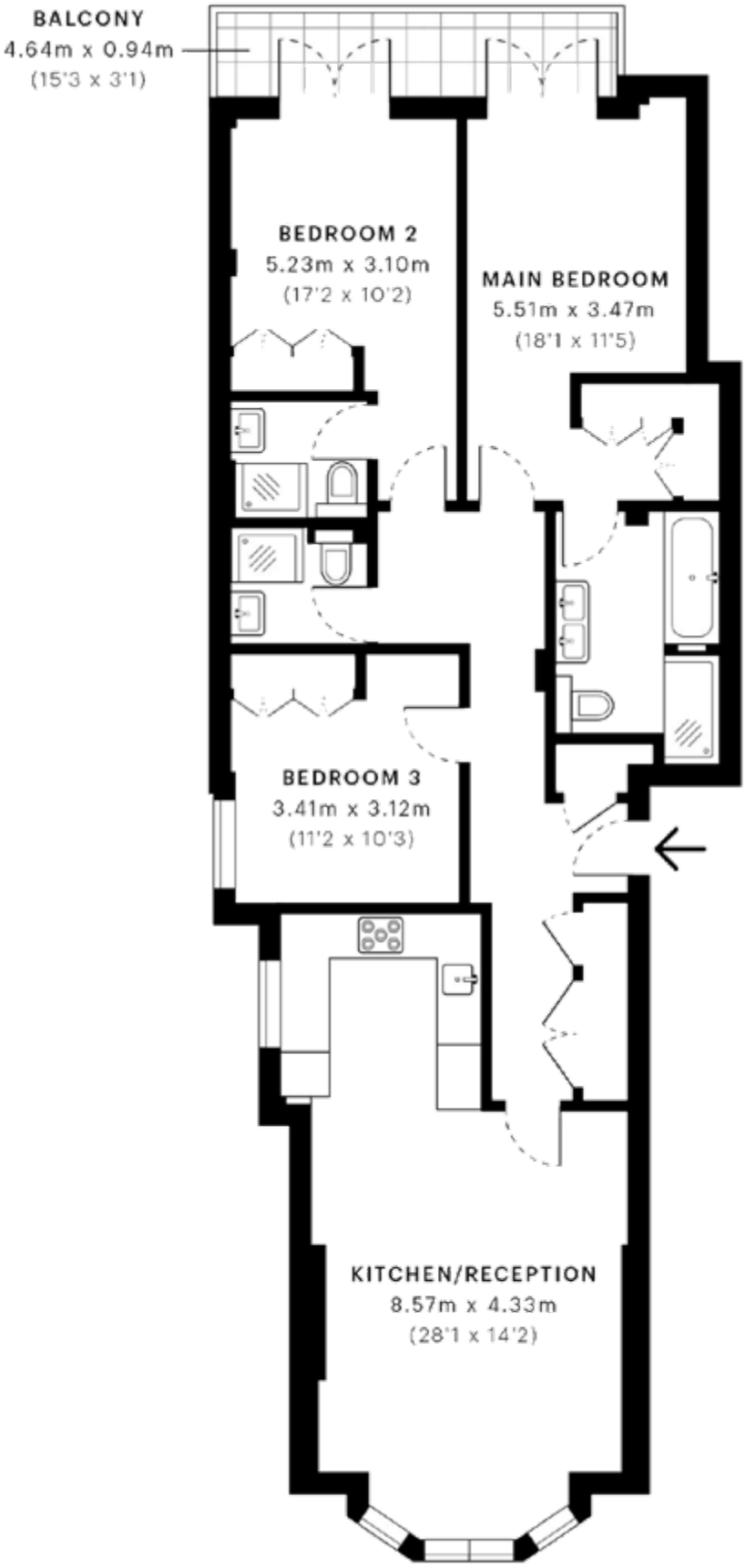
Plans are not to scale.

GROSS INTERNAL AREA

104.71 sqm / 1127.09 sqft



— Ground Floor

Apartment 4

Photos

Left and above: Large windows illuminate the spacious living/dining area.

Right top: Well designed modern kitchen with high quality finishes and appliances.

Right middle: The bathroom is fully tiled with large format Italian porcelain tiles and finished with bright polished nickel taps.

Right bottom: Bright and spacious double bedrooms with direct access to private balcony.

49 Fitzjohn's

Avenue
NW3

Apartment No.

Five

First Floor
4 Bedrooms, 4 Bathrooms
Private Balcony

Floor areas are subject to verification.
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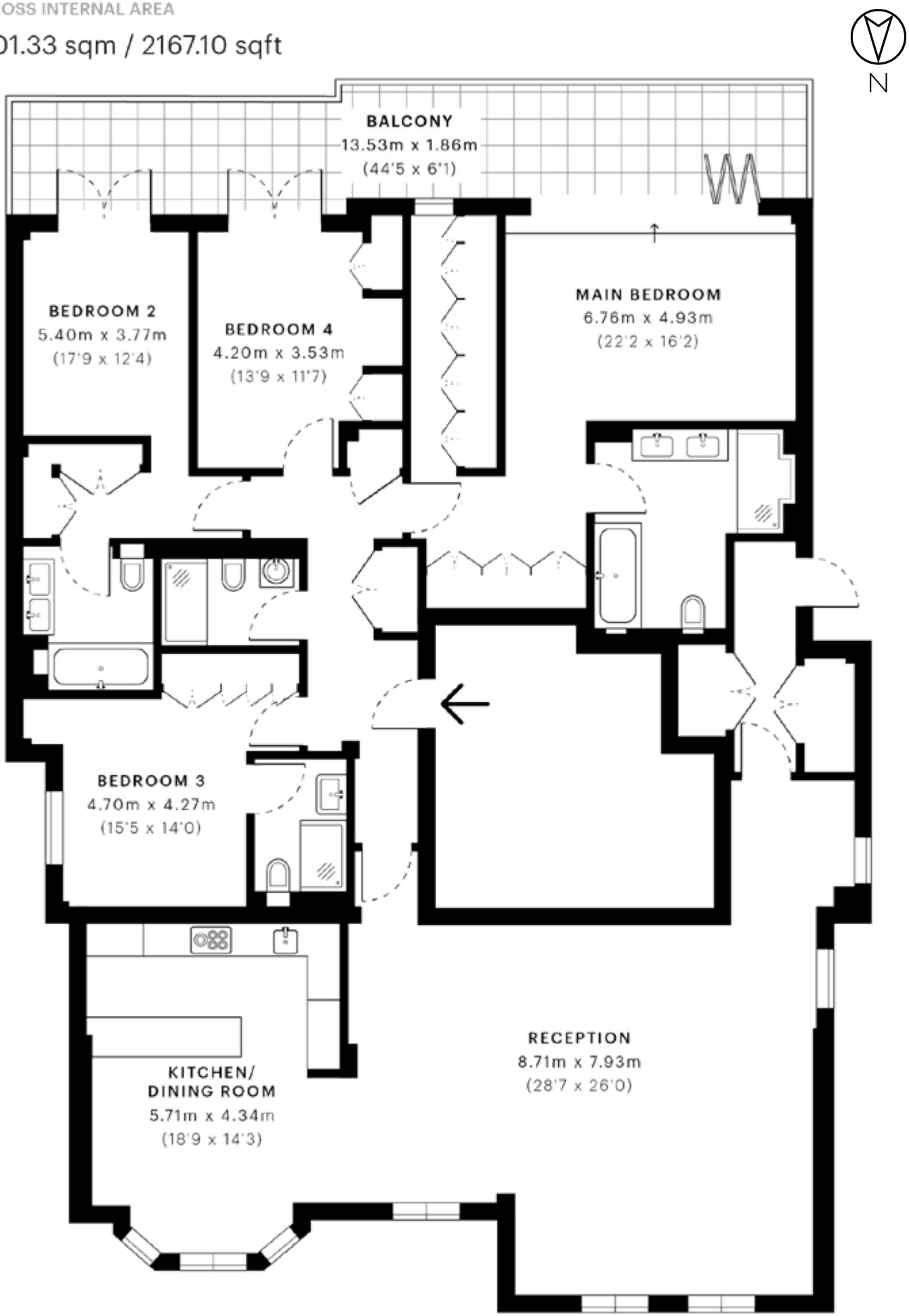
Plans are not to scale.

GROSS INTERNAL AREA

201.33 sqm / 2167.10 sqft



— First Floor

Apartment 5

Photos

Left: Well designed modern kitchen and breakfast bar with high quality finishes and appliances.

Above: Large windows illuminate the spacious living/dining areas.

Right top: Joining the kitchen to the lounge is the spacious dining area, with room for 8 seats.

Right middle: Generous double bedrooms are well-lit, fitted with wall to wall carpets and built-in wardrobes.

Right bottom: The bathroom and ensuite is fully tiled with large format Italian porcelain tiles and finished with bright polished nickel taps.

49 Fitzjohn's

Avenue
NW3

Apartment No.

Six

Penthouse
(Second & Third Floor)
4 Bedrooms, 4 Bathrooms

Floor areas are subject to verification.
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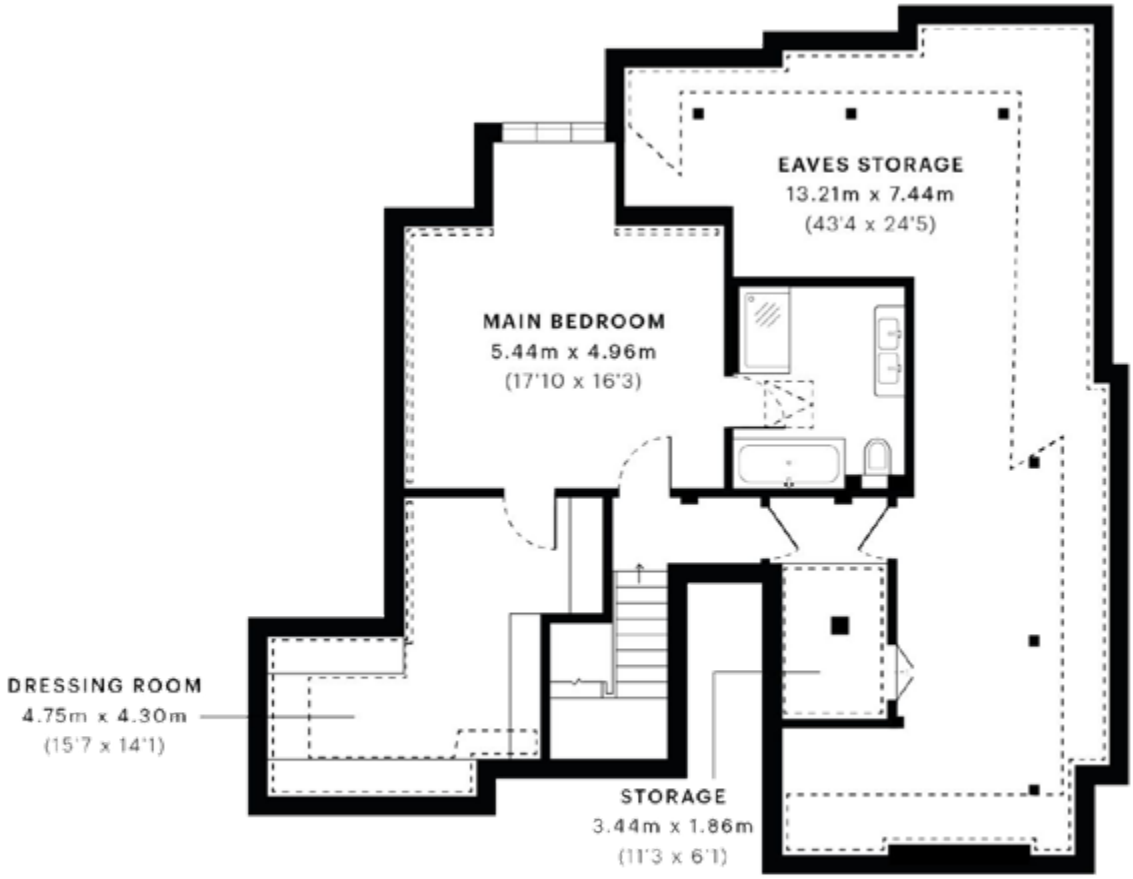
Plans are not to scale.

GROSS INTERNAL AREA

279.33 sqm / 3006.68 sqft



— Third Floor

— Second Floor

Apartment 6

Photos

Left: Well designed modern kitchen with high quality finishes and appliances.

Above: Large windows illuminate the spacious living/dining areas.

Right top: Fitted wardrobes and storage cupboards make full use of the eaves on the third floor.

Right middle and bottom: Generous double bedrooms are well-lit, fitted with wall to wall carpets and built-in wardrobes.

Right bottom: The bathroom and ensuites are fully tiled with large format Italian porcelain tiles and finished with bright polished nickel taps.

Specifications

The highest quality natural materials, fixtures, and appliances are beautifully fitted and crafted to exacting standards.

M & E

- Heating: individual room thermostat controller
- Electric towel rail and underfloor heating in all bathrooms
- Fully Air Conditioned- cooling & heat
- Lighting: Dimmable LED downlighters
- Audio-Visual: entry phone system, command Sky+ and broadband ready
- Fire Safety Products: Smoke detectors in all bedrooms, Carbon Monoxide alarm in kitchens
- Hot & Cold water: self-contained heating and hot/cold water.

Bathrooms

- Pressurised water systems throughout
- Fully tiled bathrooms
- Individually controlled thermostatic valves with a minimum of 3 Bar pressure
- Programmable underfloor heating
- High quality bathroom appliance, brands such as; Hansgrohe, Crosswater and Kaldewei
- Steel baths with integrated bath fillers
- Secondary handheld shower hose
- Mirrored cabinets with LED lights and shaver sockets

Kitchens & Appliances

- High quality German & Italian kitchens
- Worktops in granite quartz and Corian
- Integrated appliances throughout; Siemens, Bosch, Mile and Gaggenau
- Instant hot & cold taps fitted
- Freestanding separate washing machine and tumble dryer
- Gas hobs with mechanical ventilation

Finishes

- Decorative paint work throughout
- Hard wood flooring
- High quality carpet
- Bespoke fitted wardrobes in all bedrooms
- Double glazed windows with security locks and child restrictors
- Solid fire rated doors
- Individual terraces and balconies

Amenities

- Covered cycle store
- Passenger lifts
- Fully landscaped communal gardens
- Keyless door entry

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Phillips Harrod

IMPORTANT NOTICE

All specification details and room layouts provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract or a warranty.

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Published: February 2021

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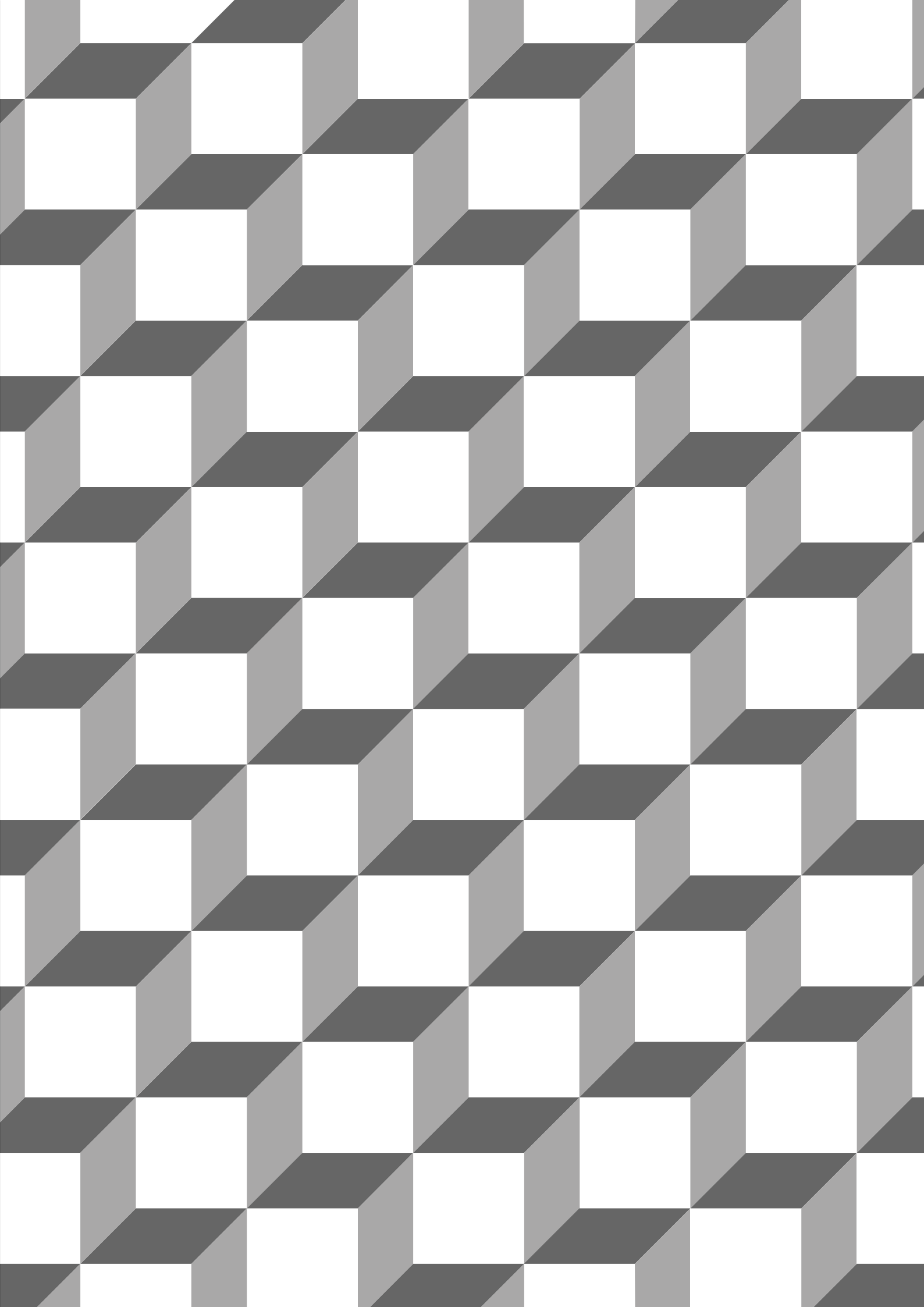
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