



A bright two-bedroom second floor apartment

Fitzjohn's Avenue, Hampstead, London, NW3

Guide Price £900,000 Leasehold (Lease Expiry December 2984)



Terrific location • Central Hampstead • Two bedroom • Upper floors with roof top aspects • Very well presented

About this property

A lovely spacious two-bedroom apartment right in the heart of Hampstead Village on the second floor of this period building. The apartment is beautifully bright with an open-plan kitchen/reception room to the front and two bedrooms to the rear of the building. The flat also benefits from the use of a communal garden.

Local Information

The flat is located at the very top end of Fitzjohns Avenue just moments from the many shops, cafes, and restaurants of the High Street & Heath Street. Transport links include Northern Line, Hampstead (approx. 0.1 miles). London Overground Line, Finchley Road and Frognal (approx. 0.4 miles). Metropolitan Line & Jubilee Line, Finchley Road (approx. 0.6 miles).

Tenure

Leasehold (Lease Expiry December 2984)

Local Authority

London Borough Of Camden

Council Tax

Band = F

Ground Rent

Peppercorn

Service Charge

£1244 per annum

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.

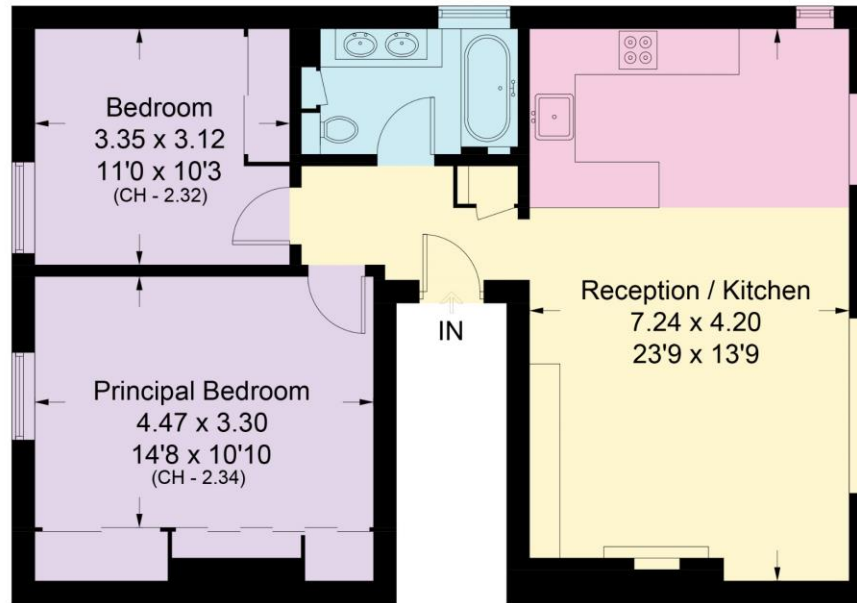
Telephone: +44 (0) 20 7472 5000.





Fitzjohns Avenue, NW3

Approximate Area = 70.7 sq m / 761 sq ft
 Including Limited Use Area (1.1 sq m / 12 sq ft)



Second Floor

Approximate Area = 70.5 sq m / 759 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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