



## FITZJOHNS AVENUE, NW3 £1,475 PER WEEK FURNISHED

A stylish ground floor flat in this red brick period building, ideally situated close to the boutiques, chic restaurants and cafes that Hampstead Village (Northern Line) has to offer as well as Swiss Cottage Underground Station (Jubilee Line) and the amenities of the Finchley Road. The apartment benefits from high ceilings and a delightful outlook over the resident communal gardens.

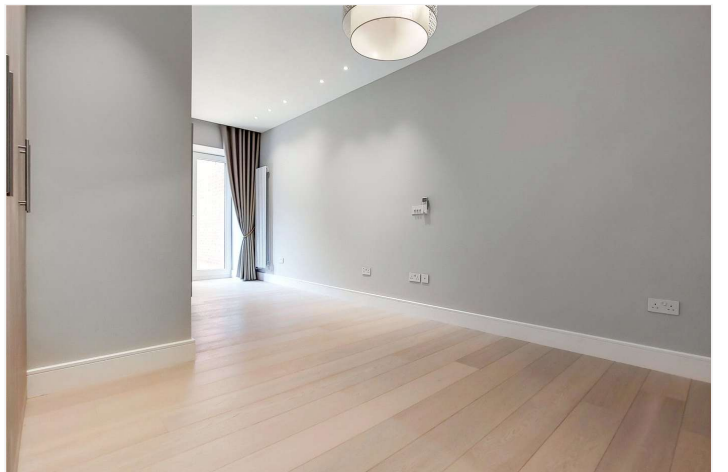
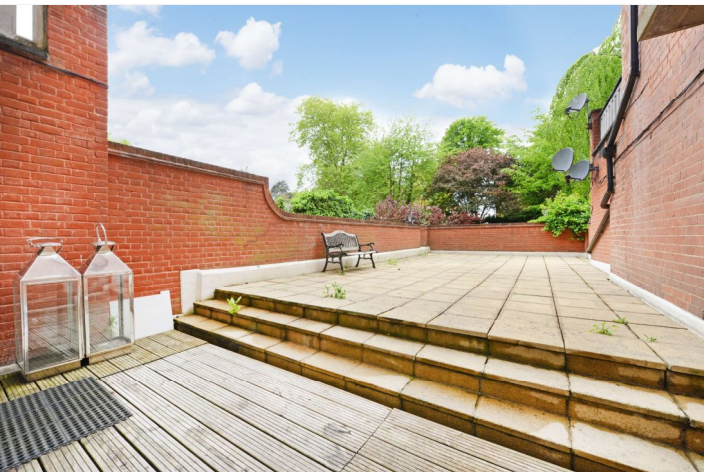
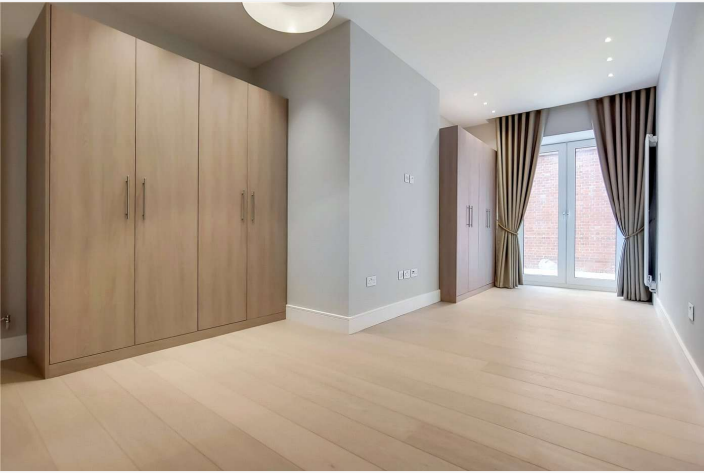
Three Bedrooms | Family Bathroom | Two Shower Rooms | Open Plan Kitchen / Reception Room  
| Pet Friendly | Private Patio | Communal Gardens

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— Lower Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
100.29 sqm / 1079.51 sqft

**NET INTERNAL AREA (NIA)**  
Exclude walls and external features.  
Includes washrooms, restricted head heights.  
89.93 sqm / 968.00 sqft

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

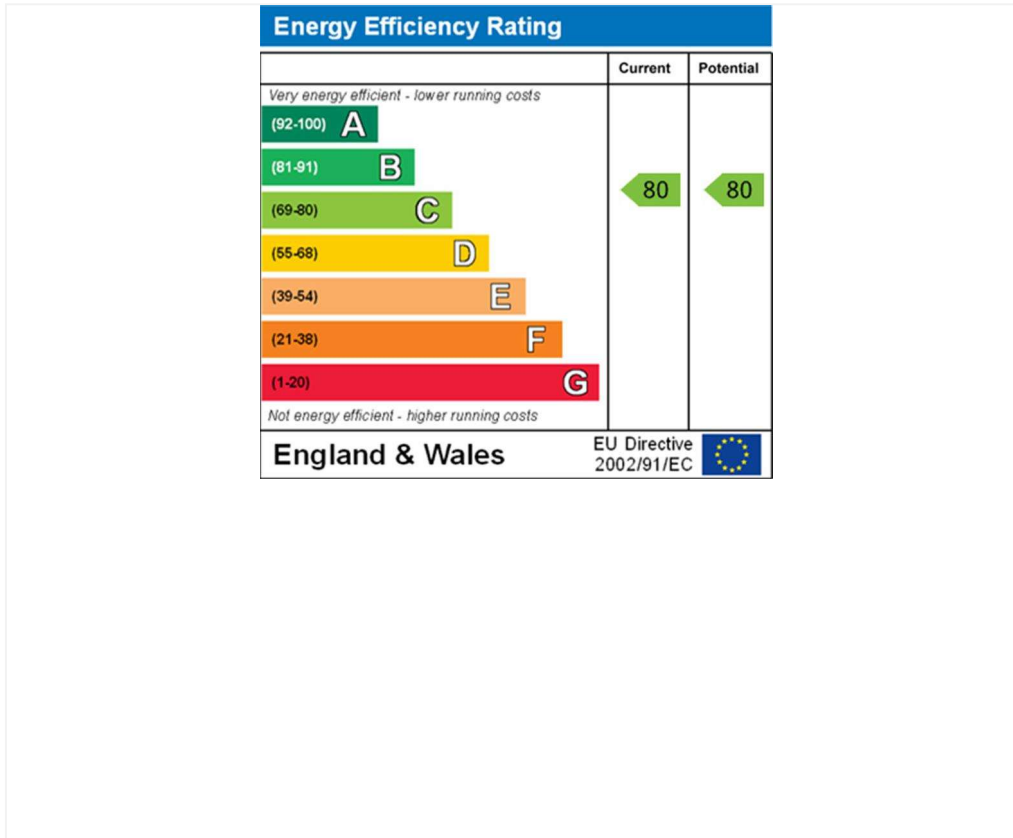
**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8 m.  
0.00 sqm / 0.00 sqft



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.

IMS 2B RESIDENTIAL: 101.40 sqm / 1091.46 sqft  
IMS 3C RESIDENTIAL: 92.21 sqm / 992.54 sqft

spec id: 5R35051b352000d3bc977964



**Tenancy Deposit:** £8,850.00

**Holding Deposit:** 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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