



FITZJOHNS HOUSE, HAMPSTEAD, LONDON, NW3 **£795,000 LEASEHOLD**

Located on the second floor of the sought-after Fitzjohns House in the heart of Hampstead, this bright and well-proportioned two-bedroom, one-bathroom flat offers a fantastic opportunity to live in one of London's most desirable neighbourhoods.

The property offers a spacious reception room, a separate fitted kitchen, two double bedrooms, and a family bathroom. Large south-facing double-glazed windows throughout allow for an abundance of natural light, enhancing the flat's welcoming and airy feel.

Fitzjohns House is a well-maintained, purpose-built block situated moments from Hampstead Village, offering a wealth of boutique shops, cafés, restaurants, and excellent transport links.

Swiss Cottage Station (Jubilee Line) is approximately 0.4 miles away, and Finchley Road Station (Jubilee and Metropolitan Lines) is around 0.5 miles away, providing fast and direct access to the West End and the City.

Hampstead Underground Station (Northern Line) is also conveniently located just 0.3 miles away.

Two Double Bedrooms | Family Bathroom | Reception Room | Separate Fitted Kitchen

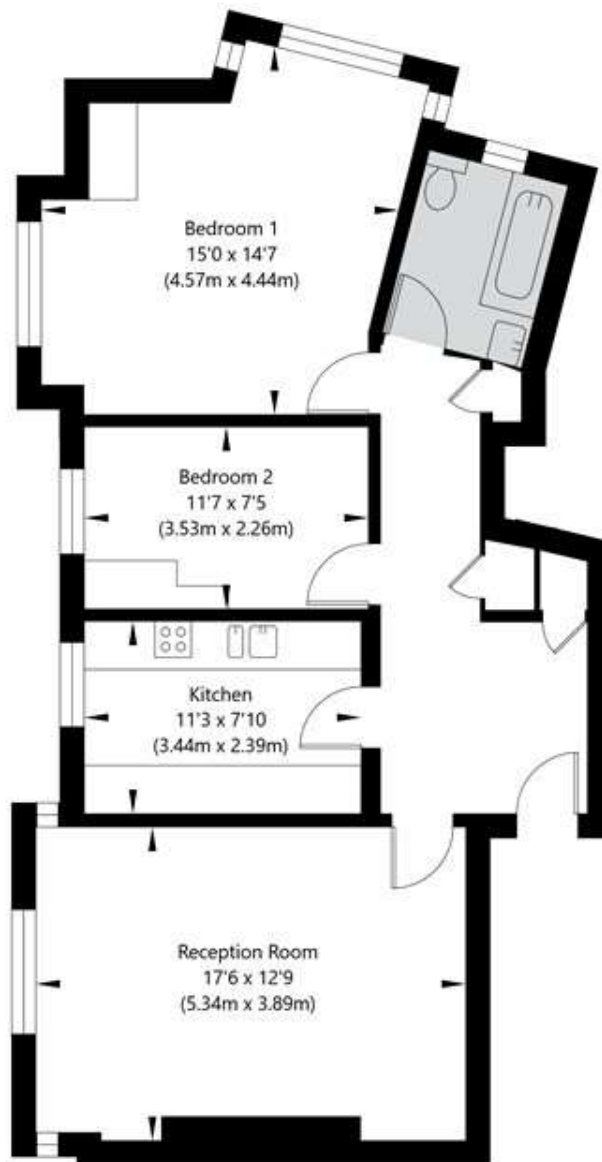
Winkworth

for every step...



Fitzjohns House, 46 Fitzjohns Avenue, Hampstead, London, NW3 5LU

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 73.41 SQ M / 790 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 73.41 SQ M / 790 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 24/11/2118

Service Charge: £5692 per annum

Ground Rent: £131.28 Annually (subject to increase)

Council Tax Band: F

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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