



FITZJOHNS AVENUE, NW3 £1,050,000 SOLE AGENT Subject to contract

We are delighted to present this bright three double bedroom, third floor apartment set in this purpose built block on Fitzjohns Avenue. The apartment consists of three double bedrooms, one en suite bathroom, a shower room as well a 17ft long reception room. The property also benefits from a communal roof terrace and has access to the communal gardens. Fitzjohns Avenue is located 0.4 miles from Hampstead underground station (Northern line), 0.3 miles from Finchley Road underground station (Jubilee and Metropolitan lines) and Finchley Road and Frognal overground stations.

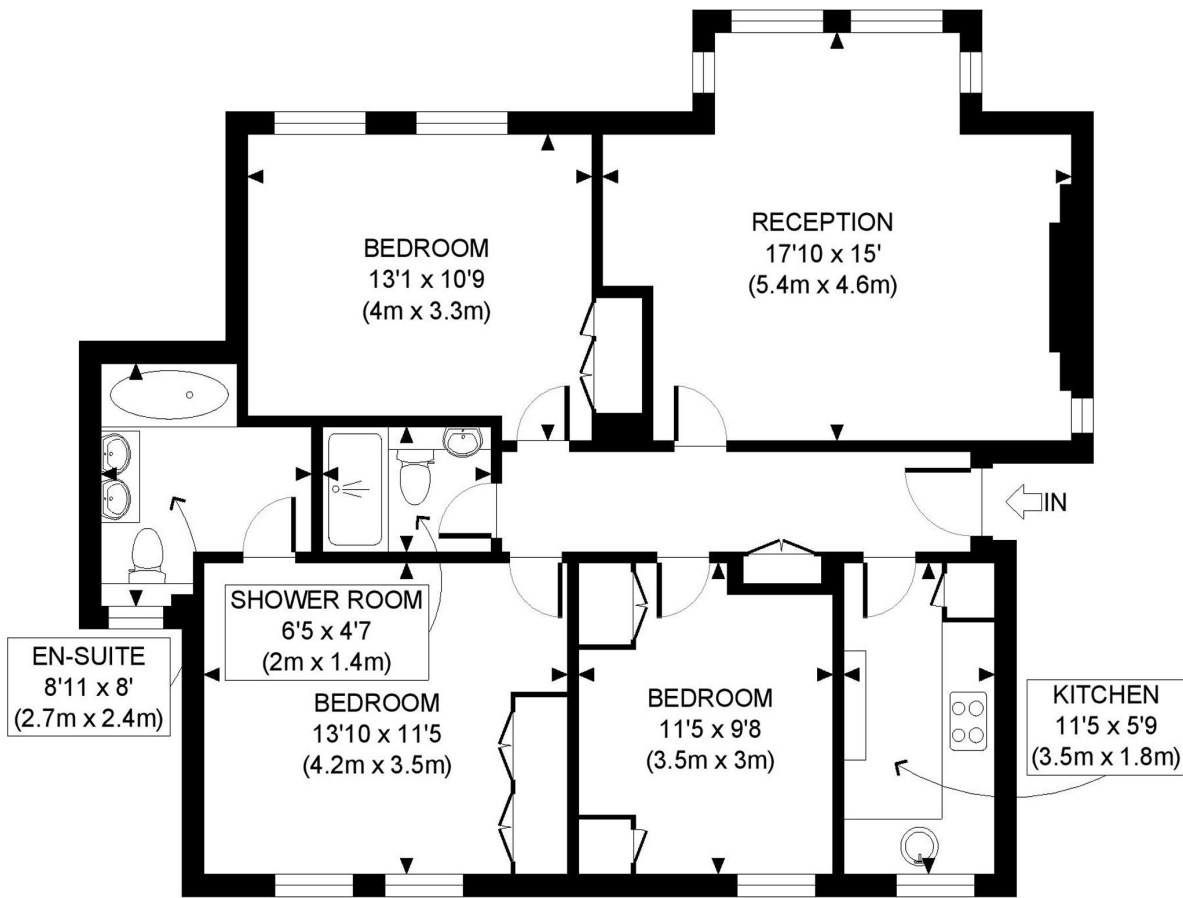
Principal Bedroom With En Suite Bathroom | Two Further Bedrooms | Shower Room | Reception Room | Kitchen | Communal Garden | Communal Roof Terrace | Leasehold

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For every step...



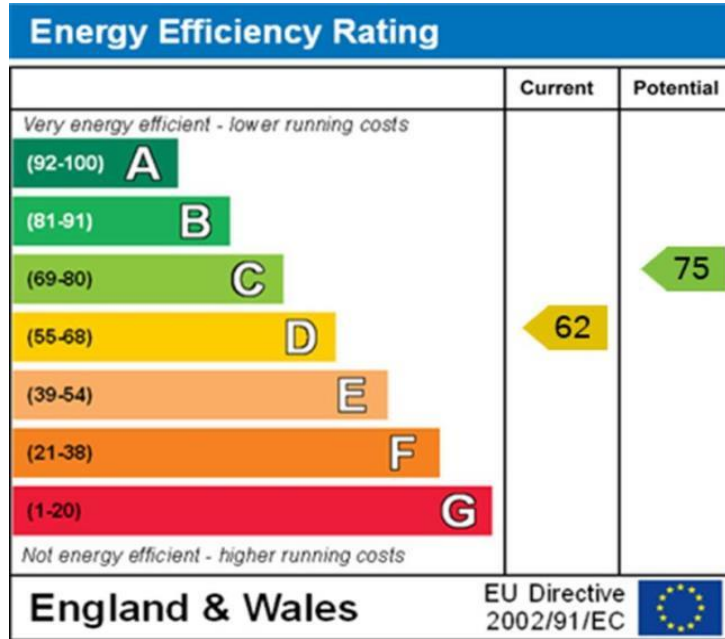


THIRD FLOOR
 GROSS INTERNAL
 FLOOR AREA 902 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 902 SQ FT/ 84 SQM

PROPERTY PHOTO PLANS.CO.UK
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Tenure: Leasehold

Term: 125 years from 07/10/1991

Service Charge: Approx. £750 per annum

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

NOTES: **Please note the property is currently tenanted and therefore immediate vacant possession may not be available.**

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.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

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