

## **Fitzjohns Avenue, Hampstead London, NW3**

A stunning interior designed 1,353 sq ft four bedroom apartment situated on the third floor of a beautiful period converted block located close to Hampstead Station and all amenities. Comprising four well proportioned bedrooms, a great size living room, two bathrooms, modern fitted kitchen and a large private terrace. Further benefits include first come first serve parking and lovely communal gardens. Available now.



**£1,200 per week**

**£5200 Per Calendar Month**

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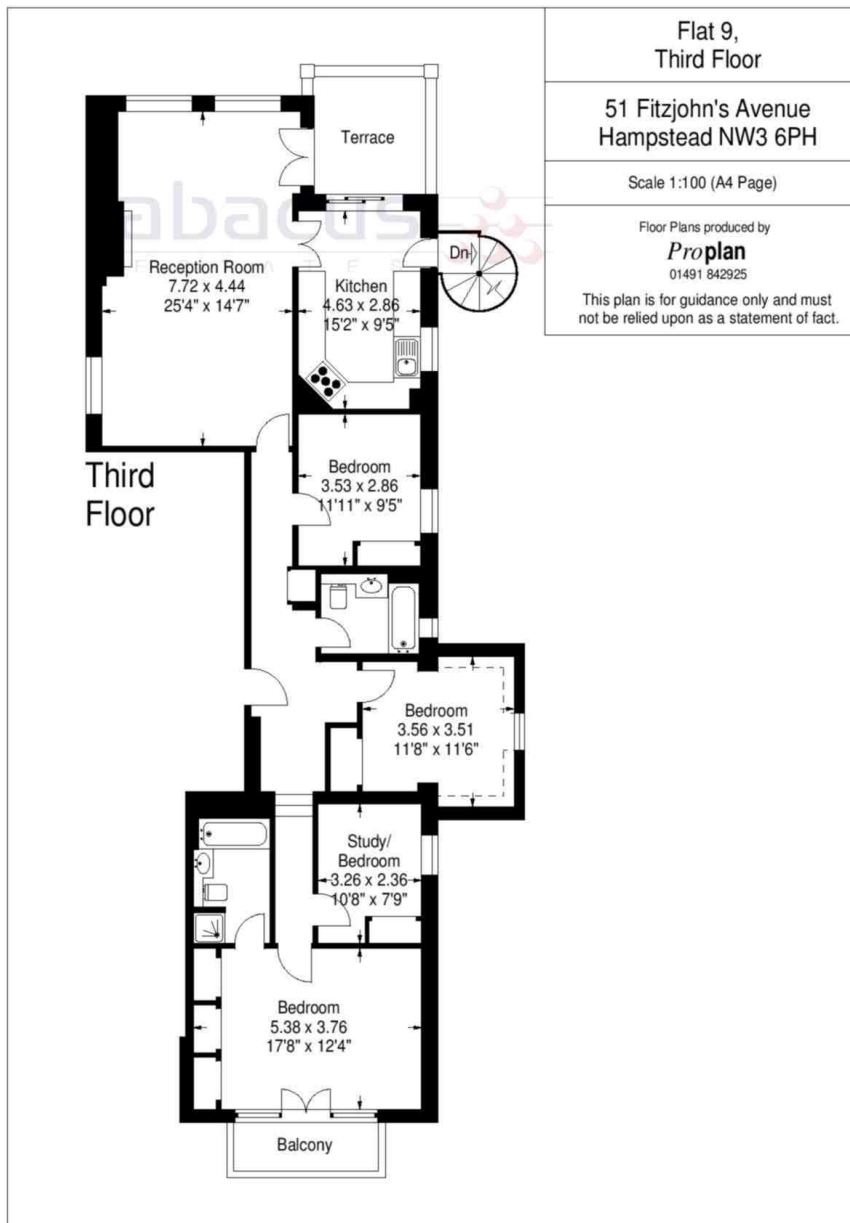
Abacus Estates is a trading name for and on behalf of lenscane limited . VAT Registration No: 341 5959 42 . Company Registration No: 1755241 & Abacus Estates (Kensal Rise) Limited  
VAT Registration No: 126 4165 29 . Company Registration No: 7838571 . Registered Office: 2nd Floor, Compton House, 29-33 Church Road, Stanmore, Middlesex, HA7 4AR



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





**VIEWING BY APPOINTMENT WITH AGENTS**

Abacus Estates

OPEN MON-FRI 8.00AM TO 7.00PM

SAT - 9.30AM TO 4.00PM

SUN - BY PRIOR APPOINTMENT

**Important Notice**

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.
2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

N.B. Abacus Estates is a Trading name for and on behalf of Lenscane Limited.