



Fitzjohns Avenue

Hampstead, NW3

Asking Price £1,350,000

A beautifully presented three bedroom, two bathroom flat occupying the first floor of an attractive period building, well positioned on this favoured Avenue in Hampstead.

This superb property extends to approximately 1,162 square feet (107.93 sq m) and offers particularly generous and well-proportioned accommodation throughout.

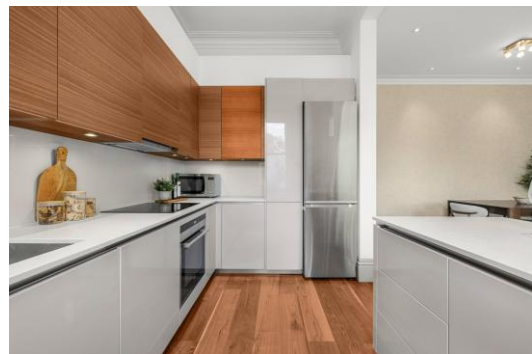
The impressive 23' x 20' reception room and kitchen provides a superb open-plan living and entertaining space, with high ceilings, elegant period detailing and three large sash windows overlooking the communal garden and beyond. The kitchen is seamlessly incorporated into the reception space and features a contemporary range of fitted wall and base units, integrated appliances and a breakfast bar.

All three bedrooms have built in wardrobes, the principal bedroom measures 14'9 x 13'10 and benefits from excellent built in wardrobes and a large en-suite bathroom. The property is further complemented by a well-appointed shower room and a generous entrance hall providing excellent separation between the living and bedroom accommodation.

The flat retains a wealth of period character, including high ceilings, attractive cornicing and sash windows, whilst having been thoughtfully updated to provide modern and comfortable living. The combination of substantial lateral accommodation, period architecture and an impressive open-plan living space makes this a particularly appealing Hampstead home.

Fitzjohns Avenue is ideally positioned for the amenities of Hampstead Village, with its independent shops, cafés, restaurants and pubs, while Hampstead Underground (Northern Line) is within close proximity.

CHESTERTONS



Fitzjohns Avenue

Hampstead, NW3

- Beautiful first floor flat
- Three bedrooms & two bathrooms
- Wood floors, high ceilings & sash windows
- Built in wardrobes
- Communal garden
- Share of freehold



Tenure: Leasehold 92 years 6 months remaining as of September 2026.
Service Charge: £5,746 per annum including reserve fund, payable semi-annually.
Ground Rent: £0
Local Authority: Camden
Council Tax Band: G

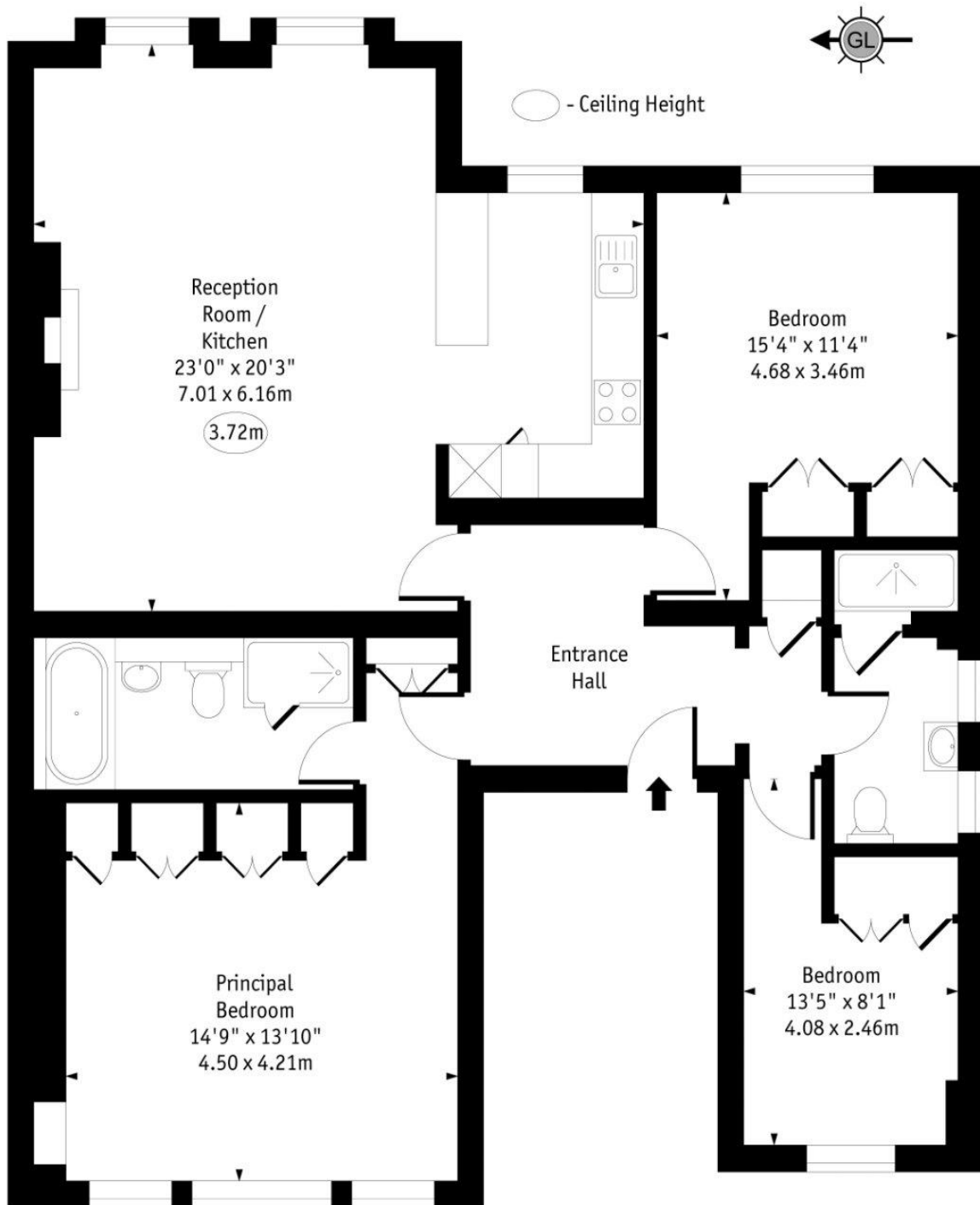
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

69 C 91 B

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First Floor

Approx Gross Internal Area 1162 Sq Ft - 107.93 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.

However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Prepared for Chestertons

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