



**Flat 5, 21 Fitzjohn's Avenue, London  
NW3**

**ARLINGTON**  
RESIDENTIAL



## Flat 5, 21 Fitzjohn's Avenue, London, NW3

An excellent newly refurbished two double bedroom raised ground floor apartment forming part of a grand double fronted red brick house. This well presented apartment benefits from a spacious reception room with high ceilings, and a balcony with direct access to impressive communal gardens, which gives you a sense of peace and tranquillity.

This imposing building has parking available on a first come first served basis as well as being superbly located for access to Hampstead Village, Finchley Road tube station and Belsize Park.

### ACCOMMODATION AND AMENITIES

Entrance Hall, Reception Room, Kitchen, Principal Bedroom, Bedroom 2, Bathroom/shower,  
Balcony, Communal Gardens,  
Parking (First come first served basis)

Tenure: Long Lease (959 years remaining). Share of Freehold.

Service Charge: Approximately £3,500 per annum including building insurance  
(£18k paid towards Flat 5's sinking fund. A total of £200k is being spent on the refurbishment of  
the entire external building, internal communal parts, driveway, front steps and lighting).

Ground Rent: £100 pa

Council Tax: Camden/Band F

EPC Rating: D

**Guide Price: £1,100,000**











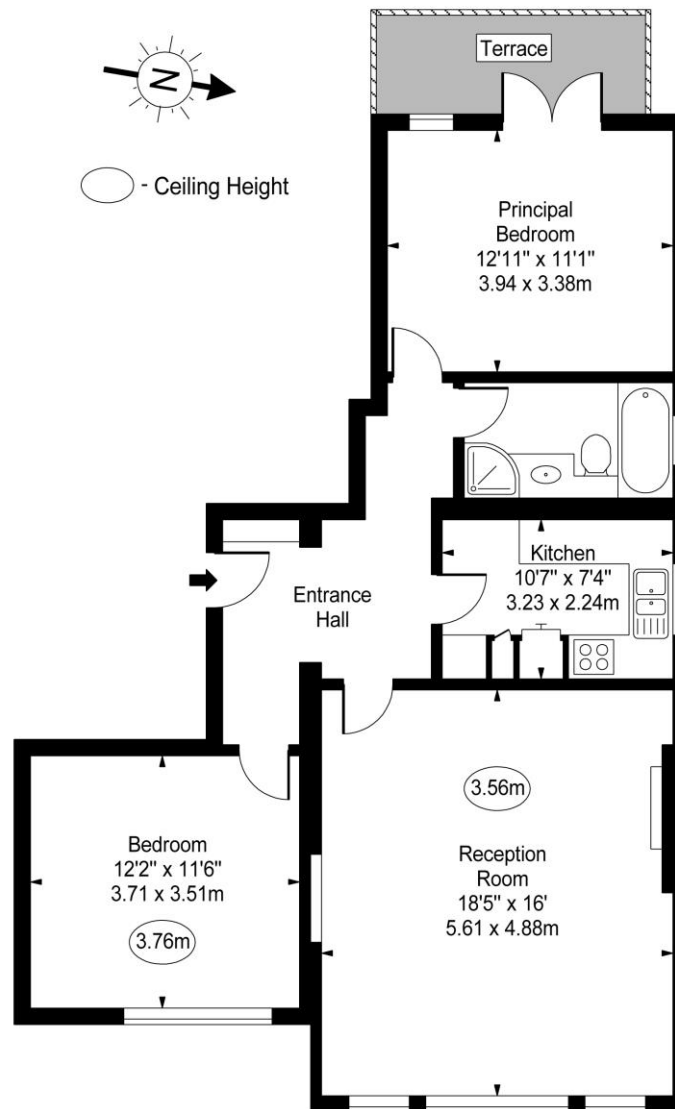








## Fitzjohn's Avenue, NW3



Upper Ground Floor

Approx Gross Internal Area **856 Sq Ft - 79.52 Sq M**

For Illustration Purposes Only - Not To Scale

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Prepared for Chestertons

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