



## FITZJOHNS AVENUE LONDON, NW3

£715 PER WEEK

\*Pets accepted\* This stunning one bedroom flat is available immediately. Located in the heart of Belsize park this flat offers luxury living conditions.

This flat features a large living and dining area well interior designed, king sized bedroom, modern kitchen built with appliances and bright luxury shower room.

Ideally located walking distance to several transport links and moments away from Kentish town amenities.

Viewings highly recommended.

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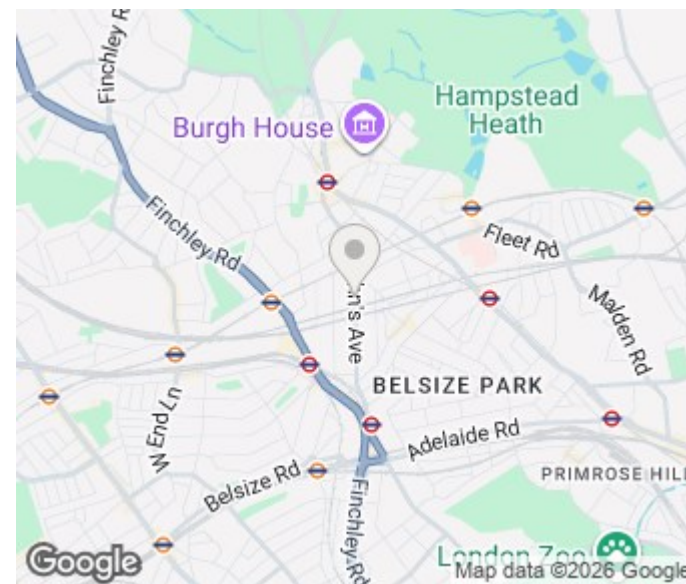


**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
58.12 sqm / 625.00 sqft

**NET INTERNAL AREA (NIA)**  
Excludes garages and external features  
53.22 sqm / 572.86 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Linear clearance under 1.9m  
0.64 sqm / 6.89 sqft



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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