



## FITZJOHNS AVENUE

LONDON, NW3

£690 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.

**PMP** | INTERNATIONAL

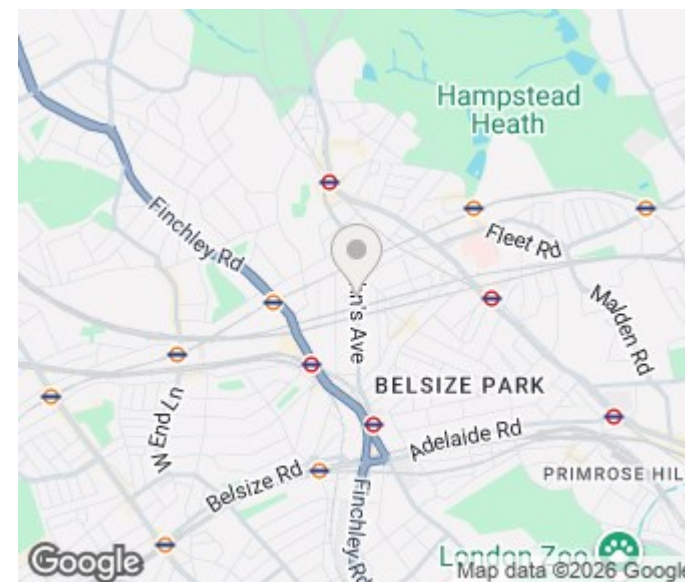


GROSS INTERNAL AREA (GIA)  
The footprint of all the property  
58.32 sqm / 625.60 sqft

NET INTERNAL AREA (NIA)  
Excludes garages and external features  
Excludes parking area, unenclosed deck and light  
53.22 sqm / 572.86 sqft

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

RESTRICTED HEAD HEIGHT  
Limited clear area under 1.5m  
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<br>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

London  
PMP International  
94 Belsize Lane  
Belsize Park  
London  
NW3 5BE

020 7701 2878  
info@pmpi.co.uk  
www.pmpi.co.uk

**PMP** | INTERNATIONAL