



FITZJOHNS AVENUE · HAMPSTEAD NW3

A sophisticated newly refurbished three double bedroom apartment (1418 sq ft 132 sq m) with private patio garden, occupying the entire lower ground floor of a grand double fronted Victorian residence. This outstanding property, with attractive private entrance, has been meticulously renovated and interior designed to a very high standard featuring a superb 23 ft reception with open plan kitchen and direct access to the fabulous patio garden, principal bedroom with en-suite shower room, second bedroom with ensuite shower room, third double bedroom and family bathroom. The property is ideally located for the fashionable cafes and upmarket boutiques of Hampstead Village and Belsize Park, together with the multitude of transport links on Finchley Road.

ENTRANCE HALLWAY
KITCHEN/RECEPTION DINING ROOM WITH ACCESS TO GARDEN
PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
SECOND WITH ENSUITE SHOWER ROOM
FURTHER THIRD BEDROOM
FAMILY BATHROOM
GARDEN

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

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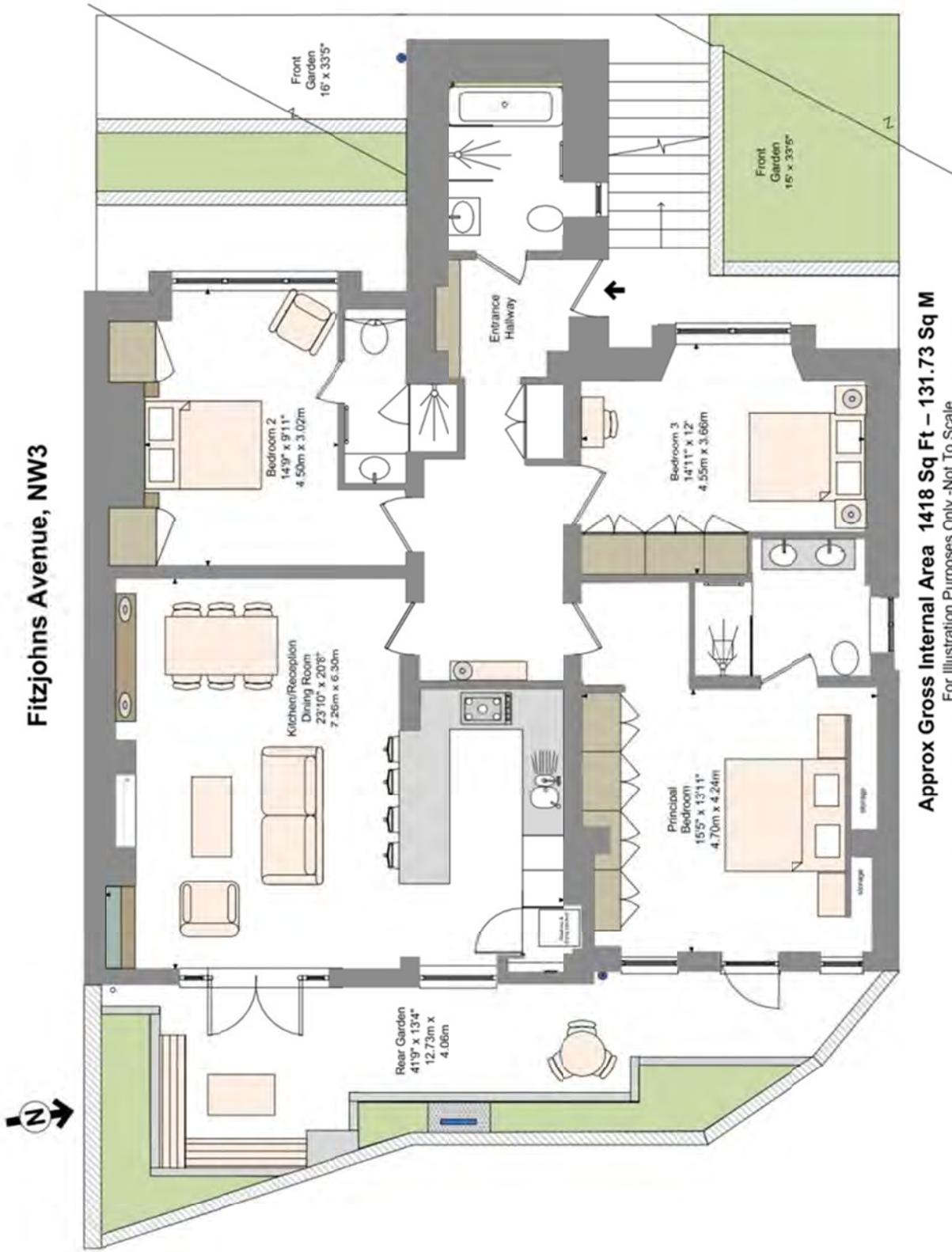
Flat A Fitzjohns Avenue, London NW3 5LT
SPECIFICATION

Interior Finishes	Bathrooms	Audio Visual	Electrical
<p>Kitchen</p> <ul style="list-style-type: none"> Bespoke German designer kitchen with high gloss laquer cupboards. Bloom motion drawers with glass side edging. Miele appliances fully integrated: <ul style="list-style-type: none"> 4 burner induction hob with automatic connectivity to extraction hood Steam oven Microwave Dish washer Fridge freezer Quooker tap with instant boiling water. Polished Silestone counter tops with white oiled oak breakfast bar and Neolith Estatuario backsplash panels. Utility cupboard ready to receive a washing machine and dryer 	<p>Master Ensuite:</p> <ul style="list-style-type: none"> Walk in wet room shower with frameless glass screen. Italian Gessi Ovale Wellness polished chrome thermostatic shower mixer valves with hand held shower, wall shower and overhead shower. Italian Mastella 4 draw vanity unit with Corian countertop and integrated Corian his & her basins Italian Gessi rettangolo polished chrome his and her basin taps. Schneider anodised aluminium vanity mirror with adjustable glass shelves and led lighting. Large format porcelain tiles to walls and floor <p>Guest Ensuite:</p> <ul style="list-style-type: none"> Dornbracht thermostatic polished chrome shower mixer with hand held shower and wall shower. Mastella vanity unit with floor to ceiling vanity mirror Italian Gessi basin tap. Built in matt lacquered storage unit. Micro porcelain mosaic wall tiles with large format porcelain floor <p>family bathroom:</p> <ul style="list-style-type: none"> Wet room shower with Italian Gessi feature thermostatic shower unit with hand held shower. Italian Gessi basin tap with Alape vanity unit and Schneider vanity mirror. Oversized double ended bath with polished chrome hand held shower and thermostatic bath mixer. Small format glazed wall tiles with large format porcelain floor tiles. 	<p>Security</p> <p>Alarm System:</p> <ul style="list-style-type: none"> Wired in consultation with ADT Security ready to receive a full police monitored alarm system. <p>Front door Locks:</p> <ul style="list-style-type: none"> insurance approved, Banham High security night latch with a second low level Banham mortice deadlock. Two concealed steel reinforcing bolts Spy hole viewer with security letter box <p>All windows fitted with key operated locks</p> <p>Patio Door Locks: 5 lever locks with three-point locking.</p>	<p>Heating & Hot Water</p> <ul style="list-style-type: none"> Planika bio ethanol remote controlled fireplace in the reception. Set within a Neolith Estatuario surround. Pressurised hot water tank with hot water return flow system providing high pressure supplies to all bathrooms with instant hot water delivery. Vaillant Ecotech gas boiler providing hot water and heating. Under floor heating throughout controlled via Heatmiser remote operation controls. Allowing full control of the hot water and heating systems via I-pad and phones and remote operation via the internet. Discreet room temperature sensors throughout each room, allowing the temperature of each room and bathroom to be controlled separately.
<ul style="list-style-type: none"> Extra height doors, frames, architraves and skirting's in Ferrara oak stained solid timber. Bespoke joinery to reception in Ferrara oak stained beech with inset lights and adjustable glass shelves. Frascio Italian polished chrome solid brass door handles and hinges. Coffered ceilings to principle rooms with discreet led lighting. Wide plank white oiled Oak flooring to reception and master bedroom. Hallway and kitchen with extra-large format Italian porcelain tiles Bespoke designer matt lacquered wardrobes with linen interior, discreet slim line brushed stainless steel handles and internal led lighting to all bedrooms. 100% wool carpets to bed 2 & 3 		<p>Audio Visual</p> <ul style="list-style-type: none"> Multi room audio to all rooms via Sonos system and ceiling mounted Bowers & Wilkins speakers. Controlled via I-pad and phone app. Integrated Cat 6 cabling wired into rack for video distribution to all bedrooms with space for sky boxes. 50" Panasonic Viera 4K Ultra HD TV on extendable bracket. Reception surround sound system via Sonos sound bar, sub-woofer and 2 x play 1 wall mounted speakers. Wall mounted secure glass fronted AV rack for all equipment including the wifi router. All bedrooms wired for HD video distribution and have dedicated wall mounted TV points. 	<p>Electrical</p> <ul style="list-style-type: none"> Lutron intelligent lighting throughout utilising polished chrome Grafkeye QS's and Lutron switches. Recessed low energy led lighting throughout with led coffer and feature lighting. Pir linked ambient night lights to master and guest bathrooms. Sump lighting circuits linked to Lutron system throughout. Floor box in reception floor allowing side table lamps and data points Telephone and cat 6 data and video distribution points throughout. 5 Satellite cables to roof for terrestrial and multi satellite provision. TV & video distribution points to planned TV location in all bedrooms

Flat A, Fitzjohns Avenue, London NW3 5LT
SPECIFICATION

Garden & Patio	Communal Works Planned	Lease Terms
<p>Front gardens: Landscaped with new planting and hedging with feature lighting and York stone paving and steps.</p> <p>Rear patio: Grey granite paving with cedar timber bench and hit and miss fencing. Water wall water feature with feature lighting. New planting.</p>	<p>The proposed works include a full refurbishment program of the building both internally and externally including the roof, including reinstating original Victorian features and continuing York stone paving and steps to the main entrance.</p> <p>Currently the appointed surveyor has produced a full specification and scope of works and the main contractor Wallsingham Construction has been appointed.</p> <p>Works are due to commence within the next 3 weeks with a target completion date of Dec 2016.</p> <p>All the required funds for the works have been collected from all the Leaseholders totalling £150,000. Flat A has fully paid its share (£25,000) and this is included in the sale.</p>	<p>Leasehold: 150 years from 16th March 1978 (11 yrs 6months remaining)</p> <p>Ground Rent: (currently £50/yr) 1st 33 yrs - £25/yr next 33 yrs - £50/yr next 33yrs - £75/yr next 33 yrs - £100/yr residue of term - £125/yr</p> <p>Flat A pays a 20% share of outgoing: (excluding internal communal hall costs as Flat A does not contribute to these)</p> <p>Service Charge: Yr ending 31st Dec 2015: £1,922 (including approx. £600 surveyors' fees for proposed communal works) Yr ending 31st Dec 2014: £1,145 (including £200 reserve fund)</p>

Fitzjohns Avenue, NW3



Approx Gross Internal Area 1418 Sq Ft – 131.73 Sq M

For Illustration Purposes Only - Not To Scale
 This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.