



15 DOBSON CLOSE

LONDON, NW6 4RS

£485,000
LEASEHOLD

Dobson Close, London - a charming property in the heart of Swiss Cottage. This flat boasts a cosy reception room, perfect for relaxing or entertaining guests. Two bedrooms, there's ample space for a small family, guests, or even a home office and a well-maintained bathroom.

Offering easy access to all the amenities with nearby areas being Swiss Cottage, Belsize Park, St Johns Wood and Hampstead. Built in 1955, this property exudes character while providing modern comfort.

The lease start date - 29th January, 1990

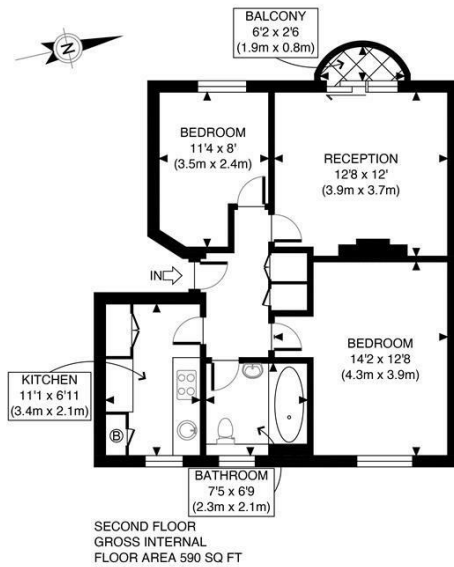
The remaining term of the lease - 91 years (was 125 years at 1990)

The last service charge amount - £1,777.84

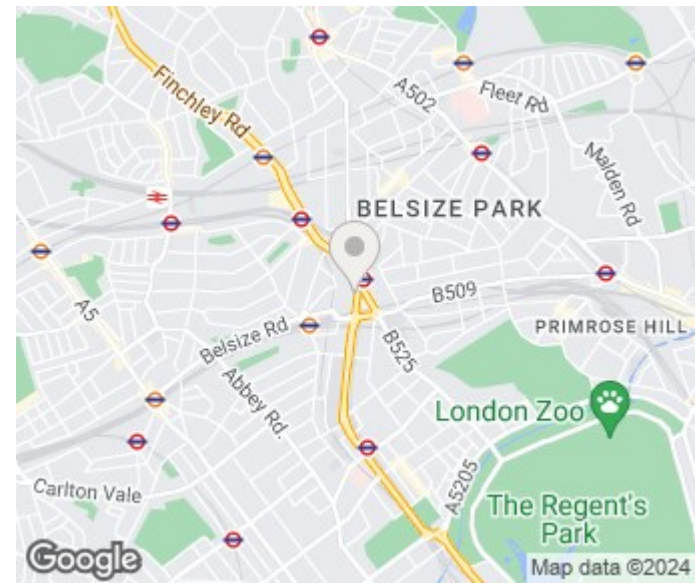
What the ground rent is - £10 PA

Council tax band B - Camden

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APPROX. GROSS INTERNAL FLOOR AREA 590 SQ FT / 55 SQM	Dobson Close
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 12/06/24
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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