

LEXINGTONS



FOR SALE



Dobson Close, London, NW6
Offers In The Region Of £485,000





13 Dobson Close London, NW6 4RS

Offers In The Region Of £485,000

- Two Double Bedrooms - 2nd (top) Floor - 667 sq ft - Bright & Spacious - Dual Aspect
- Leasehold (91 Years Unexpired) - Estimated Cost Of Lease Extension To Take The Lease to 181 Years- £10,000
- Ground Rent £10 pa - Service Charge £1,778 pa - EPC D - Council Tax Band B
- Spacious Living Room With Balcony - Modern Bright Kitchen
- Recently Refurbished to a High Standard
- Swiss Cottage Tube Station, shops and Cafes At Your Doorstep

Step into this charming property nestled in the sought-after area of Swiss Cottage, NW6, London. This delightful flat greets you with a spacious reception room, perfect for hosting gatherings or unwinding in peace after a long day. With two cosy bedrooms, there is ample space for a small family or for those in need of a guest room or home office.

The property boasts a well-maintained bathroom, ensuring convenience and comfort for all residents. Spanning 668 sq. ft, this flat offers a comfortable living space with a warm and inviting ambiance that will make you feel right at home.

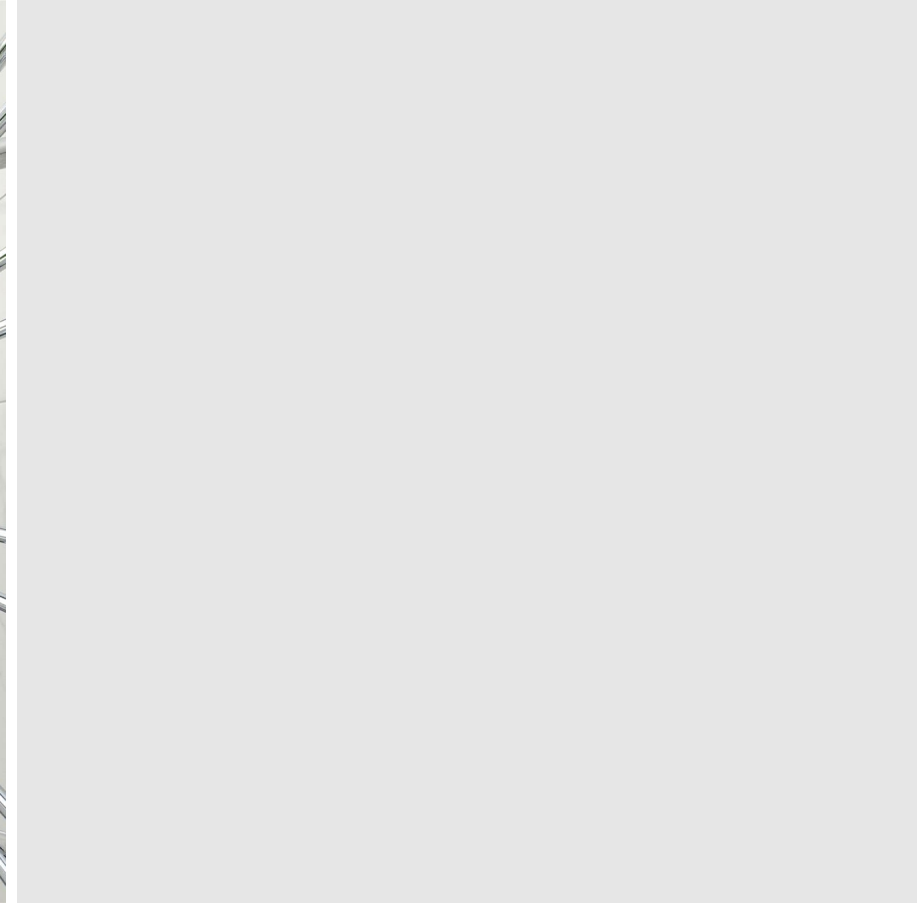
Set in the vibrant surroundings of Swiss Cottage, residents are spoilt for choice with a peaceful residential setting coupled with easy access to an array of amenities. Enjoy the convenience of shops, eateries, and Swiss Cottage tube station just a stone's throw away from your doorstep.

Don't miss the chance to make this charming flat your new sanctuary. Reach out to us today to schedule a viewing and take the first step towards owning this delightful property in the heart of Swiss Cottage. *Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.





Directions

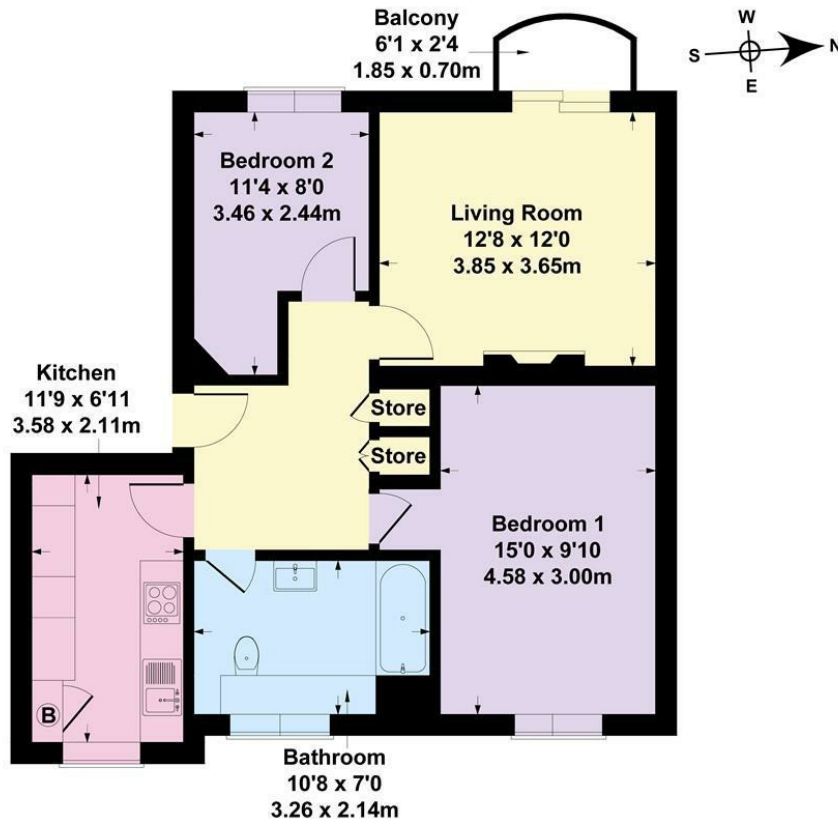




PROPERTY CLOSE
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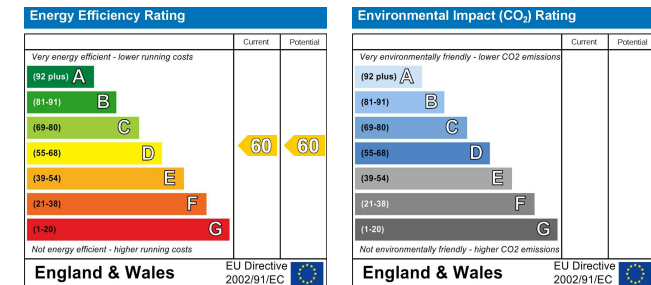
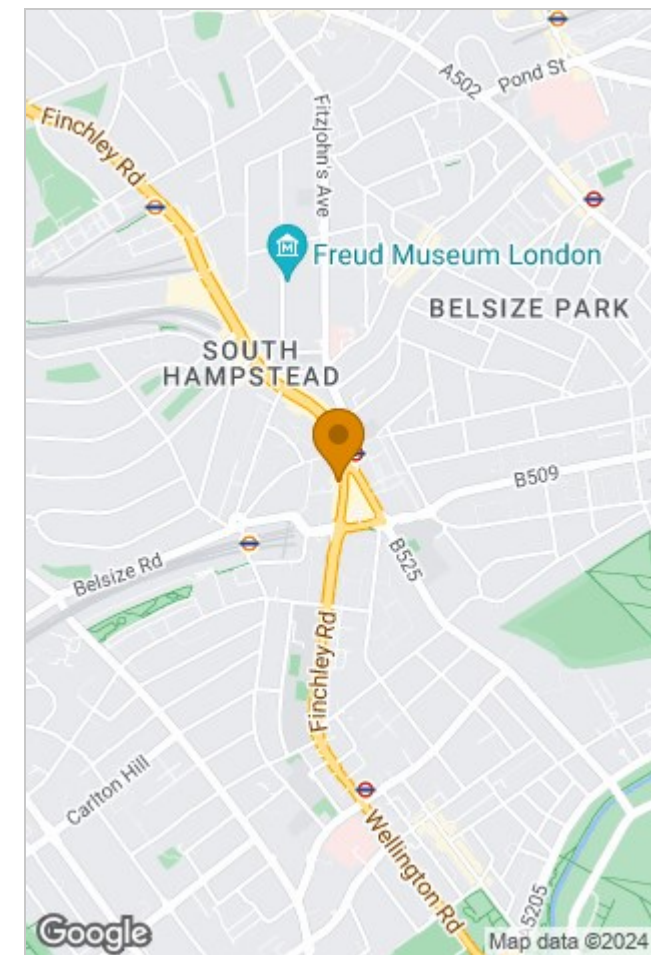
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Approximate Gross Internal Area
667 sq ft - 62 sq m



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.