



Viewings by appointment
0207 483 2611

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Dobson Close, NW6 4RS

£499,950*fees apply



Located on the peaceful and sought-after Dobson Close — a quiet residential cul-de-sac in the heart of Swiss Cottage — this beautifully presented two-bedroom maisonette offers approximately 84 sq m of bright, well-planned living space. Finished to a high decorative standard, the property features wood floors, generous proportions, and an abundance of built-in storage throughout, making it ideal for comfortable modern living.

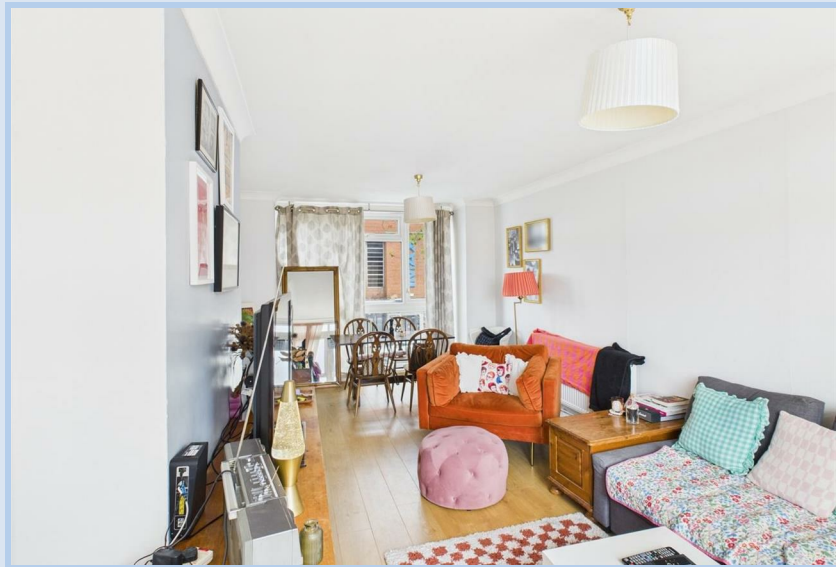
Set over two floors, the maisonette comprises a spacious reception room, a separate kitchen, two well-sized bedrooms, a bathroom, and a separate WC. One of its standout features is the inclusion of two private balconies, offering welcome outdoor space and enhancing the sense of light and openness.

The property further benefits from a long lease of 173 years and a notably low service charge, making it a practical and attractive purchase.

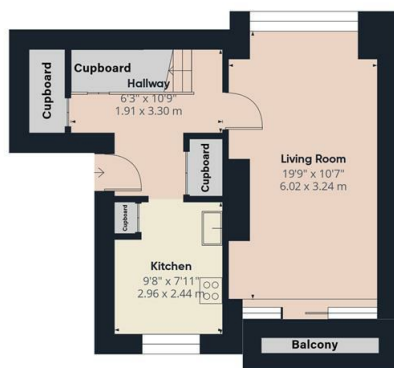
Parking spaces are available to rent for residents within Dobson Close, providing added convenience. Additionally, the current owners rent a private shed for storage at a cost of £3.09 per week — this arrangement may be transferred to the new owner if desired.

Dobson Close is ideally located just moments from the shops, amenities, and restaurants of Finchley Road, with Swiss Cottage Underground Station (Jubilee Line) a short walk away, offering excellent access to the West End, the City, and Canary Wharf. Green spaces such as Primrose Hill and Regent's Park are also within easy reach, providing ideal spots for leisure and relaxation.

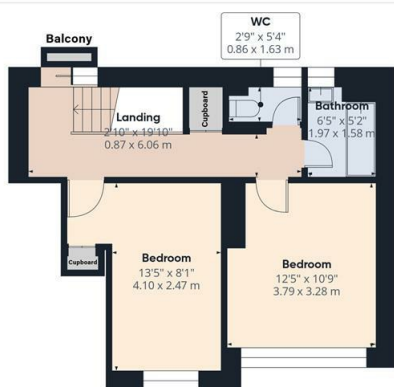
Early viewing is highly recommended!



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Floor 0



Floor 1

Approximate total area⁽¹⁾
904 ft²
84 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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- Two double bedrooms
- Two private balconies
- Wood floors
- Parking spaces available to rent
- Quiet residential location
- Approx. 84 sq m (904 sq ft)
- Excellent decorative condition
- Ample built-in storage
- Shed rental option (£3.09 per week)
- Long lease – 173 years remaining, Low service charge



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.