

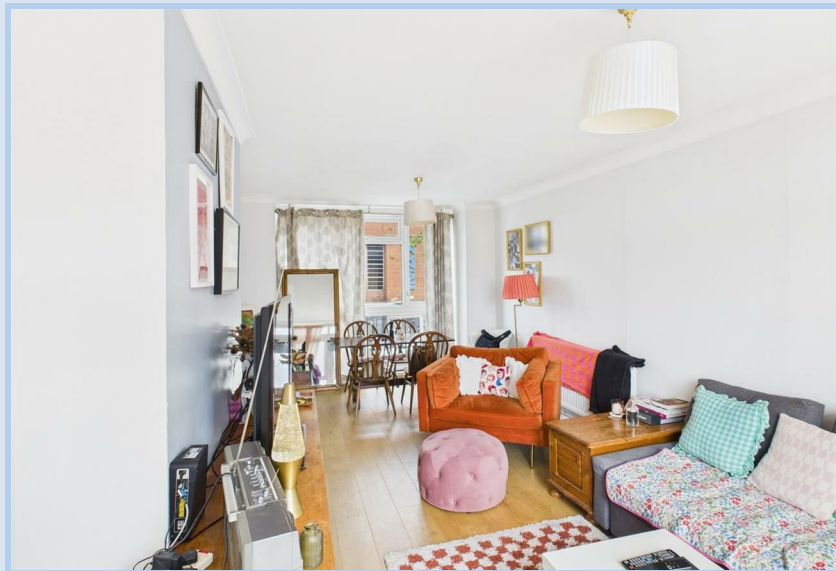


Viewings by appointment
0207 483 2611

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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 800 sq ft of bright, well-planned living space. Finished to a good 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 good sized reception room, a separate kitchen, two well-sized bedrooms, bathroom and separate WC a stylish. The property benefits from a long lease 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, and this arrangement could be transferred to the new owner if desired.

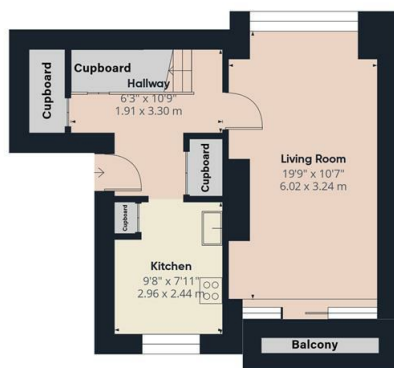
Dobson Close is ideally located moments from the amenities, shops, and restaurants of Finchley Road, with Swiss Cottage Underground Station (Jubilee Line) just a short walk away, offering excellent access to the West End, the City, and Canary Wharf. Green spaces such as Primrose Hill and Regent's Park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

Key Features:

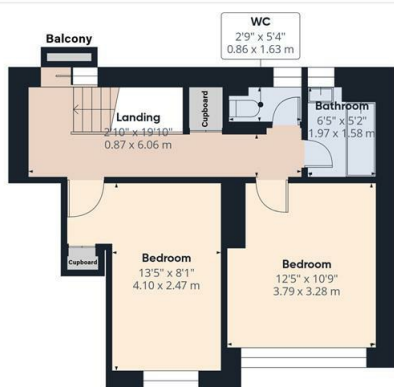
- Two double bedrooms
- Approx. 800 sq ft
- Excellent decorative condition
- Wood floors



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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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	70

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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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.

