

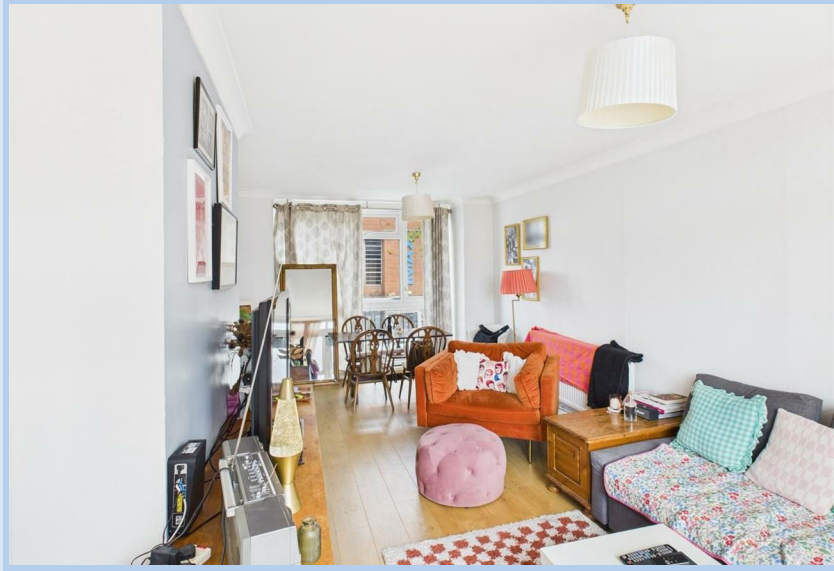


Viewings by appointment
0207 483 2611

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Dobson Close, NW6 4RS

£499,950*fees apply



Located on the sought-after Dobson Close, a quiet residential cul-de-sac in Swiss Cottage, this well-presented two-bedroom maisonette offers approximately 800 sq ft of bright, well-planned living space. Arranged over two floors, the property comprises a reception room, separate kitchen, two double bedrooms, a bathroom and separate WC. Finished to a good decorative standard, the maisonette features wood flooring, ample built-in storage, a long lease and a low service charge.

Residents benefit from rentable parking spaces within Dobson Close, and there is an option to take over a private storage shed rental. The property is ideally positioned moments from Finchley Road amenities and Swiss Cottage Underground Station (Jubilee Line), with excellent transport links and nearby green spaces including Primrose Hill and Regent's Park.

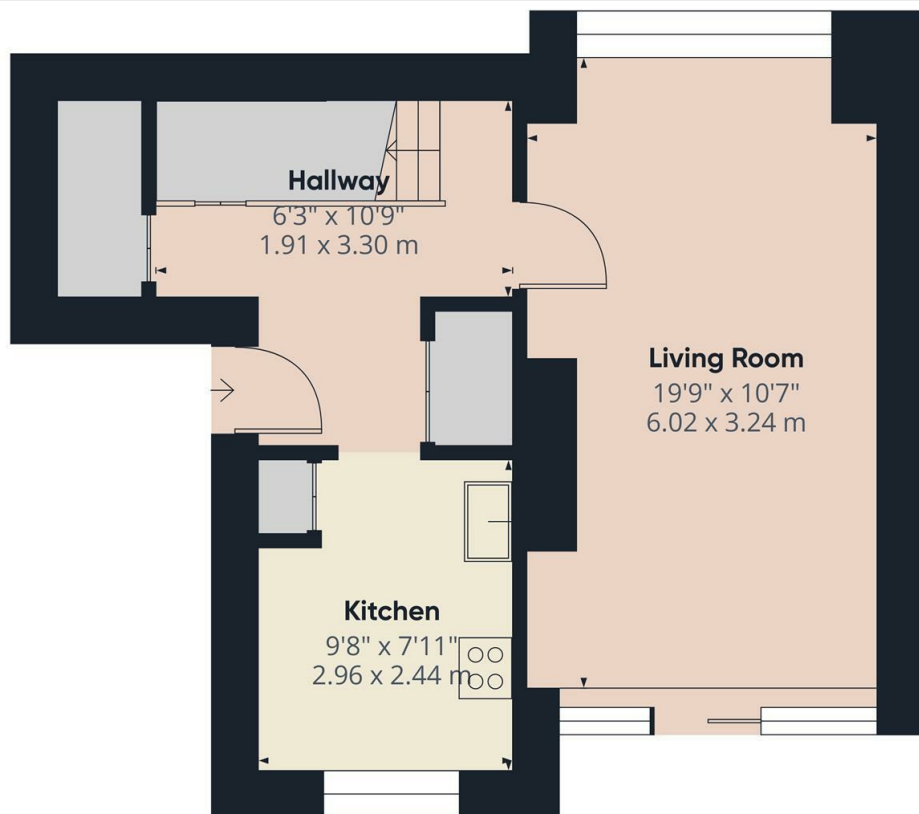
Early viewing recommended.

Key Features:

- Two double bedrooms
- Approx. 800 sq ft
- Good decorative condition
- Wood floors
- Ample storage
- Parking available to rent
- Optional shed rental
- Quiet residential location
- Long lease
- Low service charge



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Approximate total area⁽¹⁾
407 ft²
37.8 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

Floor 0



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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			England & Wales		
EU Directive 2002/91/EC			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.

