



Viewings by appointment
0207 483 2611

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Tobin Close, NW3 3DY

£7,500 *fees apply



Stunning 6-Bedroom Home in the Prime Primrose Hill Location

This beautifully renovated 6-bedroom property offers luxury, space, and convenience in one of London's most sought-after locations.

Key Features:

Bedrooms: 6 spacious double bedrooms, most of which are exceptionally large and can be used as offices, playrooms, cinemas and gyms.

Bathrooms: 5 brand-new, stylish bathrooms (each with a shower or bath).

Living Spaces: 2 elegant reception rooms, ideal for entertaining or family living.

Kitchen: Currently undergoing renovation to provide a modern and functional cooking space.

Outdoor Space: A private 32ft garden, perfect for relaxing or entertaining.

Parking: 2 private parking spaces, plus access to communal parking and gardens in a secure private close.

Total Size: Spanning 4 floors and approximately 218 sq m, offering abundant space for comfortable living.

Location Highlights:

Situated just a stone's throw from the charming amenities of England's Lane and the stunning open spaces of Primrose Hill park, this property is ideal for enjoying the best of London living.

Walking distance to Chalk Farm, Belsize Park, and Swiss Cottage tube stations, providing excellent transport links.

Close to a range of boutique shops, cafes, and restaurants, combining a village-like atmosphere with urban convenience.

Additional Details:

The property is being refreshed with new bathrooms and polished details to ensure it meets the highest standards.

Available to view now – early viewings are highly recommended.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.



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- Six bedrooms
- Town House
- Close to Swiss Cottage/Chalk Farm/Belsize Park Tube
- Refurbished property
- Next to Primrose Hill Park
- Five full bathrooms
- Mix of wooden floors and carpets
- Private garden
- Parking included for two cars
- Prime location



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		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		72	(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.

