



Viewings by appointment
0207 483 2611

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Tobin Close, NW3 3DY

£7,500 *fees apply



Set within a secure private close, this substantial six-bedroom home offers exceptional space, flexibility, and privacy across four floors in one of North West London's most desirable locations.

The property features six well-proportioned double bedrooms, many of which are generously sized and versatile enough to be used as home offices, additional reception spaces, or leisure rooms. There are five modern bathrooms, each finished to a high standard and equipped with either a bath or shower.

Two separate reception rooms provide ample living and entertaining space, while the kitchen offers a functional layout suited to everyday living. The property further benefits from a private 32ft garden, ideal for outdoor relaxation or hosting.

Additional advantages include two private parking spaces, access to communal parking and gardens, and a secure, well-maintained setting within a private close.

Ideally positioned moments from England's Lane and within easy reach of Primrose Hill, the property enjoys access to boutique shops, cafés, and green open spaces. Excellent transport links are available via Chalk Farm, Belsize Park, and Swiss Cottage Underground stations.

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.

EPC rating: -
Tax band: -



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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



Floor 0 Total floor area 54.5 sq m, 586.63 sq ft



Floor 1 Total floor area 54.5 sq m, 586.63 sq ft



Floor 2 Total floor area 54.5 sq m, 586.63 sq ft



Floor 3 Total floor area 54.5 sq m, 586.63 sq ft

Approximate total area*
2,346.53 ft²
218 m²
Reduced headroom
32.05 ft²
2.98 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standards.

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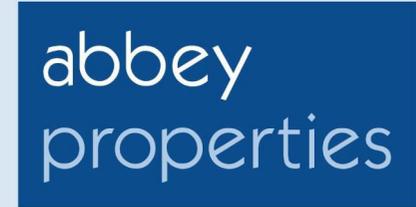
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	84
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	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.

