



THE ESTATE COMPANY



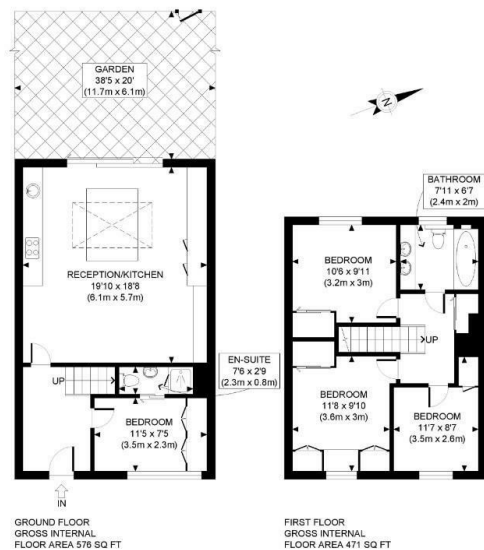
Dobson Close, Swiss Cottage, London, NW6 4RU

£999,950

- Private Garden with Hot Tub leading Onto Communal Gardens
- 1047 Sq Ft
- Wood Flooring Throughout
- Long Lease with Low Service Charge
- Self Contained Entrance
- Moments from Swiss Cottage Underground Station
- Modern kitchen
- Excellent Decorative Condition
- Moments from Amenities of Finchley Road
- Underfloor Heating Downstairs

22 Barkat House, 116/118 Finchley Road, London, NW3 5HT
020 7372 5000

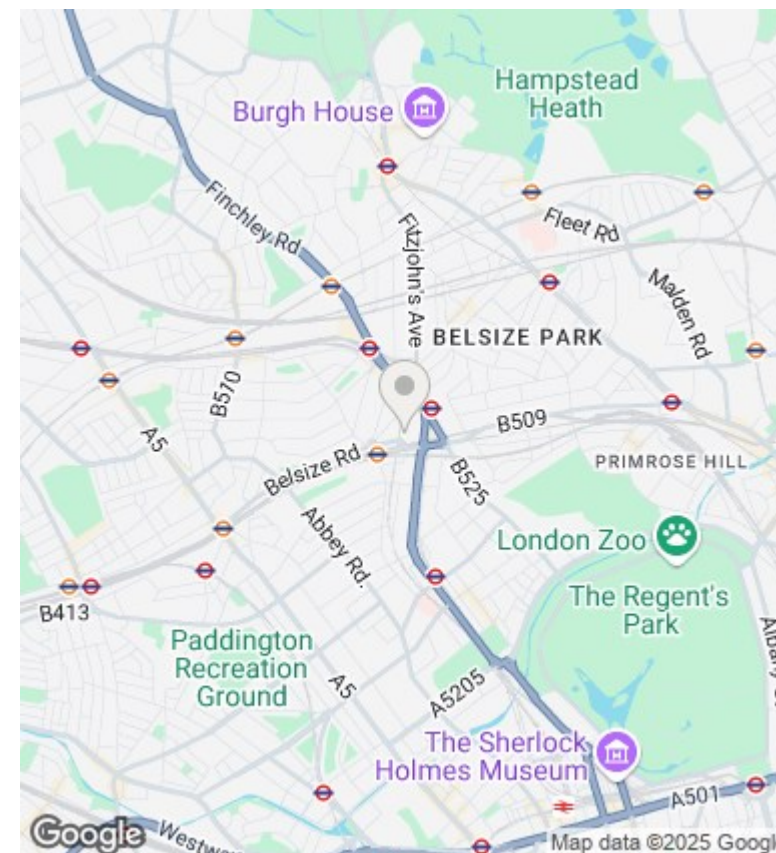
enquiries@theestatecompany.com



APPROX. GROSS INTERNAL FLOOR AREA: 1047 SQ FT/ 97 SQM

PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY IMAGING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Directions

Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

Council Tax Band

C

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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	