



THE ESTATE COMPANY



Dobson Close, Swiss Cottage, London, NW6 4RU

£999,950

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

53 Dobson Close, London NW6 4RU

A chic and spacious four bedroom (1,047 sq ft), two-bathroom ground and first-floor maisonette.

This beautifully refurbished property has been finished to a high standard and offers a well-designed layout ideal for modern living. The ground floor comprises a stylish eat-in kitchen and a generous living room—perfect for entertaining and social dining—which opens out onto a tranquil private garden complete with hot tub.

Also on the ground floor is a versatile fourth bedroom with an en-suite shower room, ideal for use as a guest suite, home office, or gym. Upstairs, there are three well-proportioned bedrooms, all with built-in storage, as well as a contemporary family bathroom.

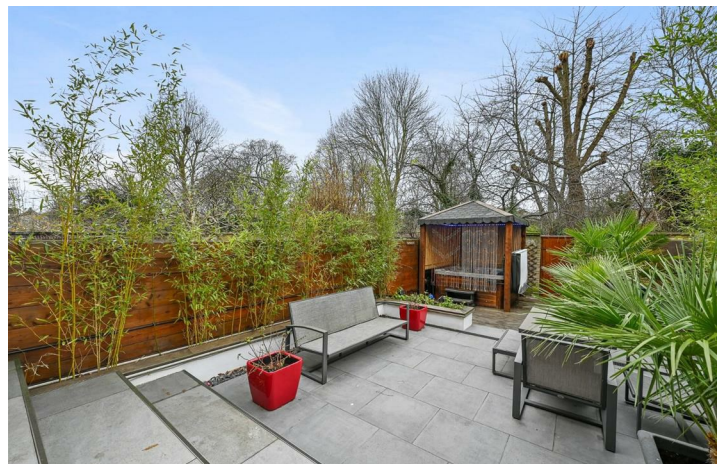
Additional features include wooden flooring throughout, underfloor heating on the ground floor, and access to further communal gardens.

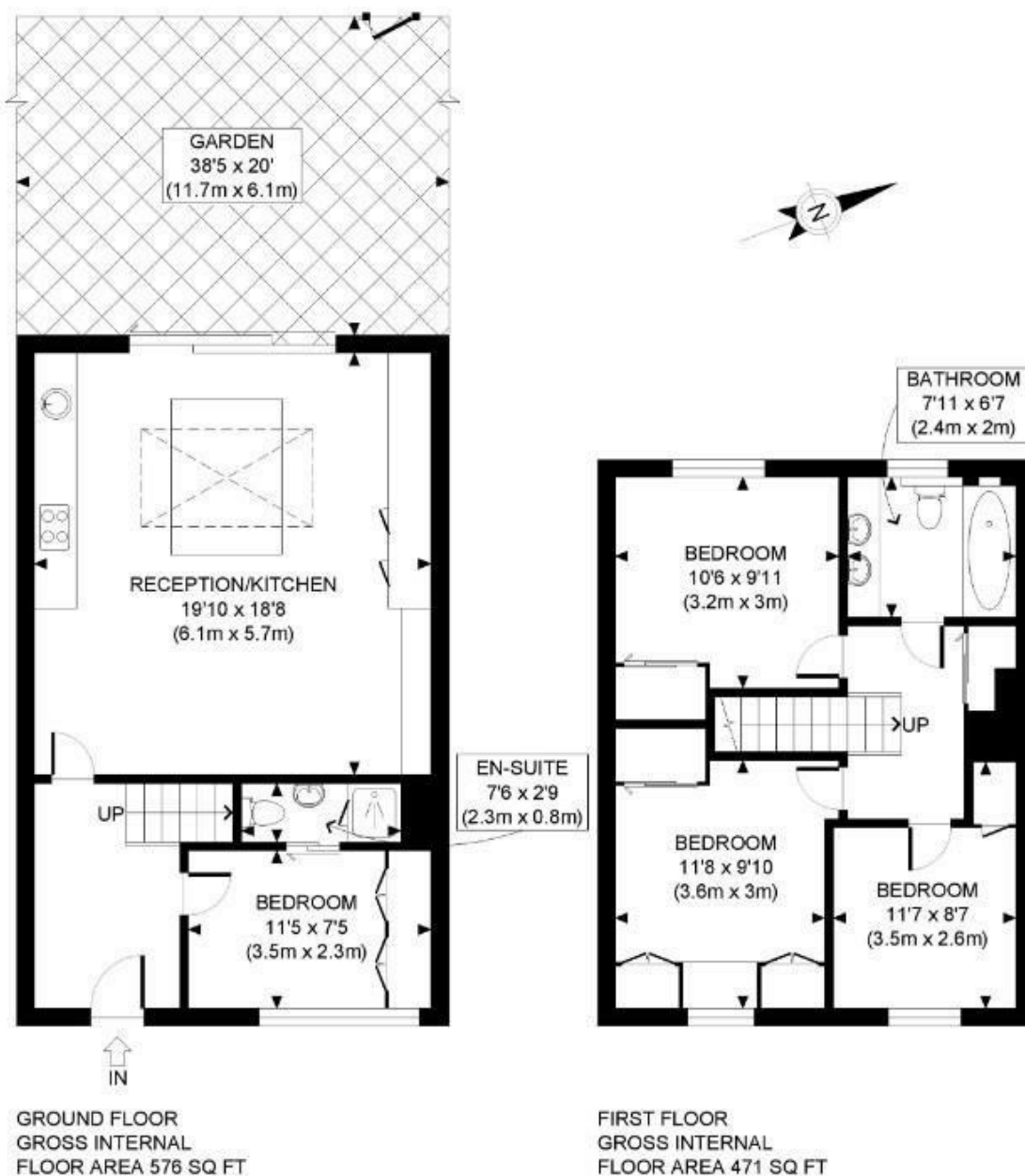
Dobson Close is ideally located just moments from Swiss Cottage Underground Station (Jubilee Line) and South Hampstead Overground Station, with the shops, restaurants, and leisure facilities of Finchley Road and the O2 Centre nearby.

Offered with no onward chain.



Council Tax Band:

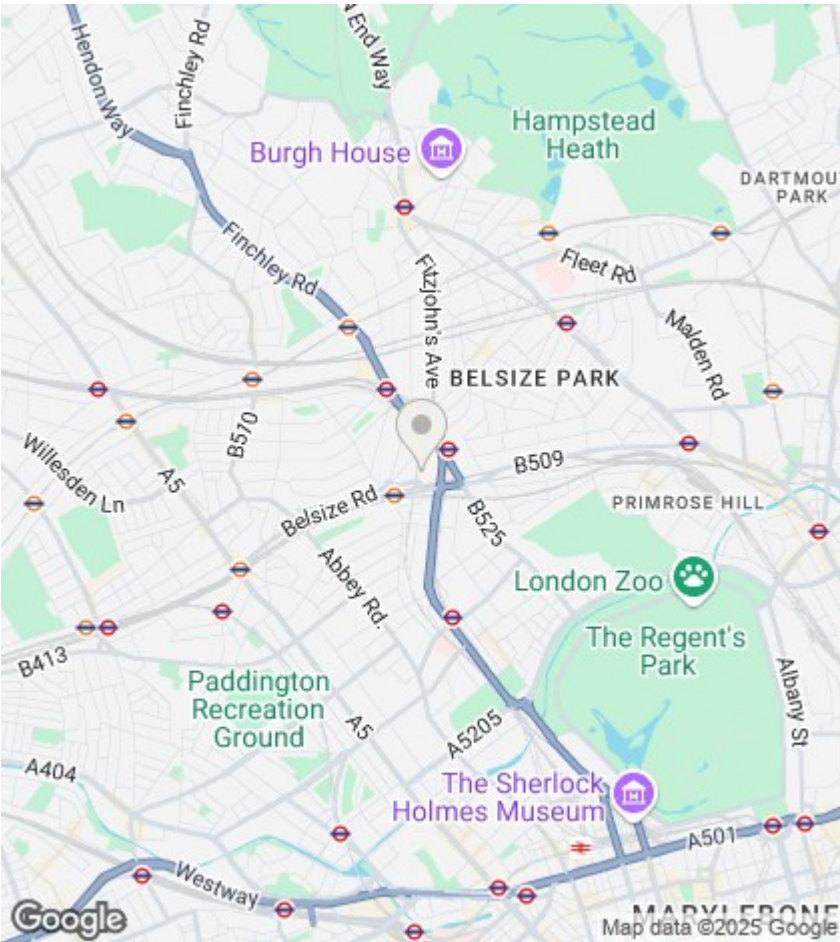




PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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.



Viewings

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

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