



THE ESTATE COMPANY



Dobson Close, Swiss Cottage, London, NW6 4RU

£825,000

- 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

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

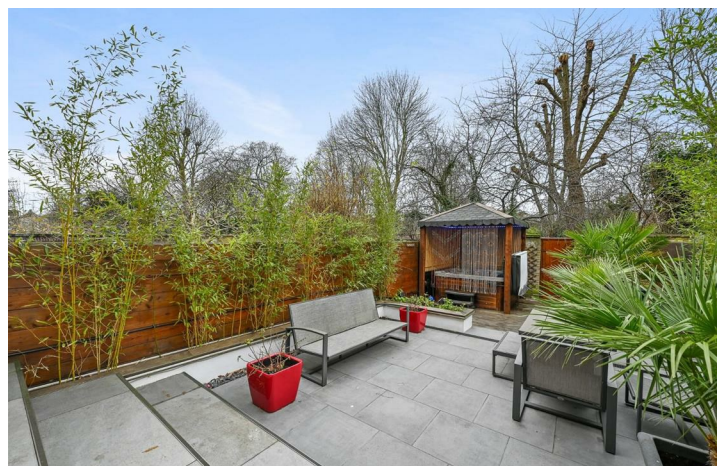
enquiries@theestatecompany.com

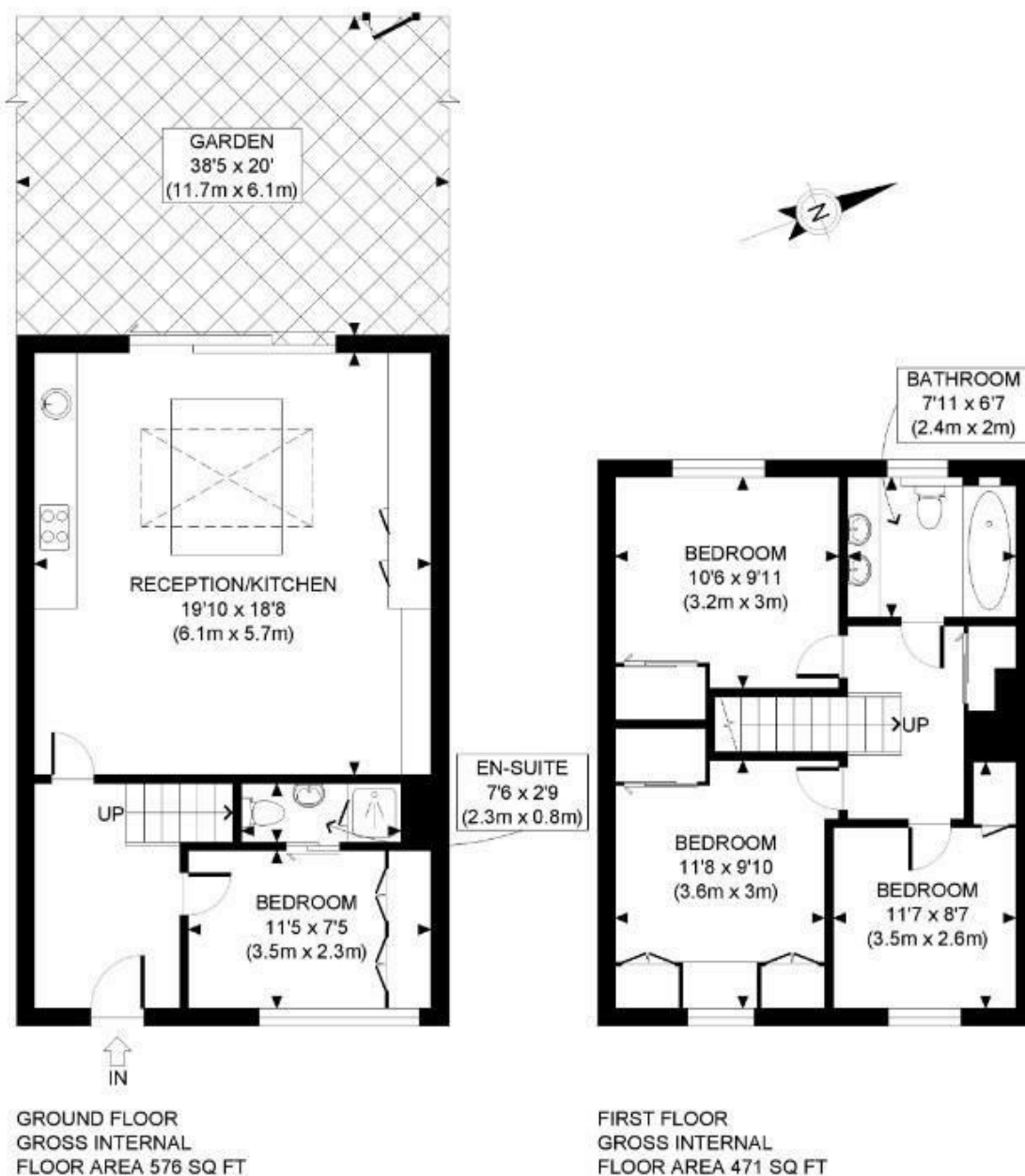
55 Dobson Close, London NW6 4RU

A beautiful and rarely available, bright and spacious, four bedroom (1047 sq ft), two bathroom, ground and first floor maisonette. The apartment benefits from a private entrance, a private rear garden with a hot tub, leading onto communal gardens. The property is presented in excellent decorative condition including a modern kitchen, wood flooring through out, underfloor heating (ground floor) and fitted wardrobes. Dobson Close is located within moments of Swiss Cottage underground station (Jubilee Line) as well as the amenities of Finchley Road, including the O2 Centre. No chain.



Council Tax Band:

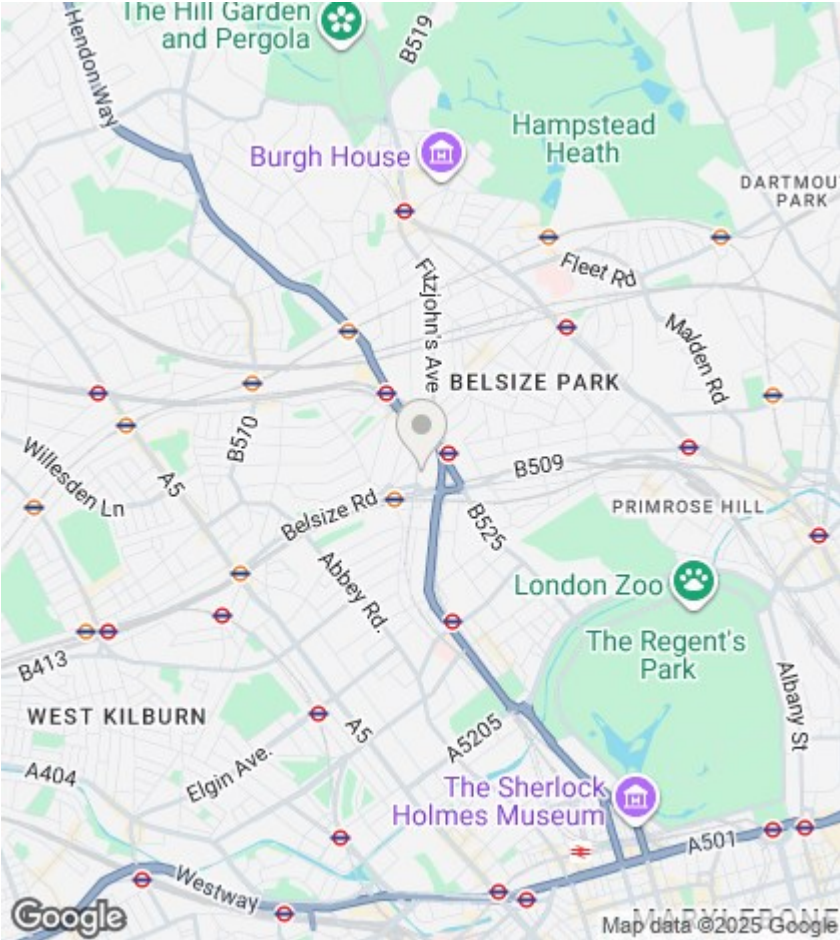




PROPERTY PHOTO PLANS .CO.UK

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