



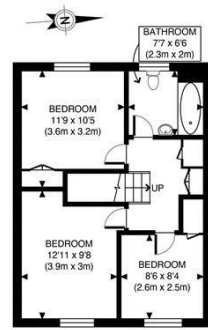
78 DOBSON CLOSE

LONDON, NW6 4RU

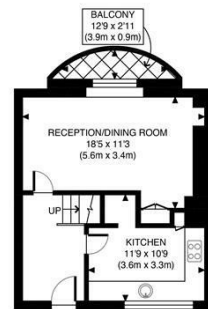
£575,000
LEASEHOLD

Set on Dobson Close, in leafy South Hampstead, this light filled duplex apartment makes for a wonderful family home or large city pied-a-terre. On the lower floor the property comprises a generous entrance way, well-proportioned separate kitchen and a delightful living space overlooking plentiful greenery. The upper floor comprises three bedrooms and a family bathroom. Moments from Swiss Cottage station, South Hampstead underground and a multitude of bus links. The property is leasehold with a recently extended lease to circa 184 years. Annual service charges of approximately £1,650. Enquire promptly to avoid disappointment.

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GROSS INTERNAL
FLOOR AREA 462 SQ FT



GROSS INTERNAL
FLOOR AREA 386 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 848 SQ FT / 79 SQM	Dobson Close
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	04/03/24 photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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