



## Dibdin House, Maida Vale London W9 1QJ

**£410,000**

NWL Property are delighted to offer you the opportunity to acquire this large, 2 bedroom apartment. The private purpose built block is perfectly situated in Maida Vale W9. This property boasts excellent transport links (Bakerloo line and Kilburn Park overground Station) and is a short walk to the shops, cafes, bars and restaurants that Maida Vale & Kilburn have to offer with Paddington Recreational ground on its doorstep.

The property includes kitchen, 2 good sized double bedrooms, large living area, bathroom, exceptionally well maintained communal grounds, a secure communal children's play area, security entry phone system to each property at the main entrance of the block and security fob activated entrance to the flat itself.

CHAIN FREE LONG LEASE

Perfect for professional couple or small family. Viewing highly recommended. Call us on 0207 183 7879.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
11-15 (E)	1-3 (A)	101-120 (D)	35-45 (B)
16-20 (D)	4-6 (B)	46-65 (C)	46-65 (C)
21-25 (C)	7-9 (A-)	66-85 (B)	66-85 (B)
26-30 (B)	10-12 (A)	86-105 (A)	86-105 (A)
31-35 (B-)	13-15 (A+)	106-125 (A-)	106-125 (A-)
36-50 (F)	16-18 (A++)	126-145 (G)	126-145 (G)
51-60 (G)		146-165 (F)	146-165 (F)
61-80 (F)		166-185 (E)	166-185 (E)
81-100 (E)		186-205 (D)	186-205 (D)
101-120 (D)		206-225 (C)	206-225 (C)
121-150 (C)		226-245 (B)	226-245 (B)
151-180 (B)		246-265 (A)	246-265 (A)
181-200 (B-)		266-285 (A-)	266-285 (A-)
201-220 (B+)		286-305 (A++)	286-305 (A++)
221-250 (A)		306-325 (A++)	306-325 (A++)
251-280 (A-)		326-345 (A++)	326-345 (A++)
281-300 (A++)		346-365 (A++)	346-365 (A++)

EU Directive 2002/91/EC  
 England & Wales  
 EU Directive 2002/91/EC  
 England & Wales