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Maida Vale

£400,000



A two bedroom apartment located on the fourth floor of a sought after property. This private purpose built block is perfectly situated in Maida Vale, has excellent transport links a variety of local amenities with Paddington Recreational ground on its doorstep.

The property has well maintained communal grounds, a secure communal children's play area, secure entry phone system to each property, offered with long lease and chain free. This property needs complete modernisation, making it a great purchase for anyone looking to create their own home.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
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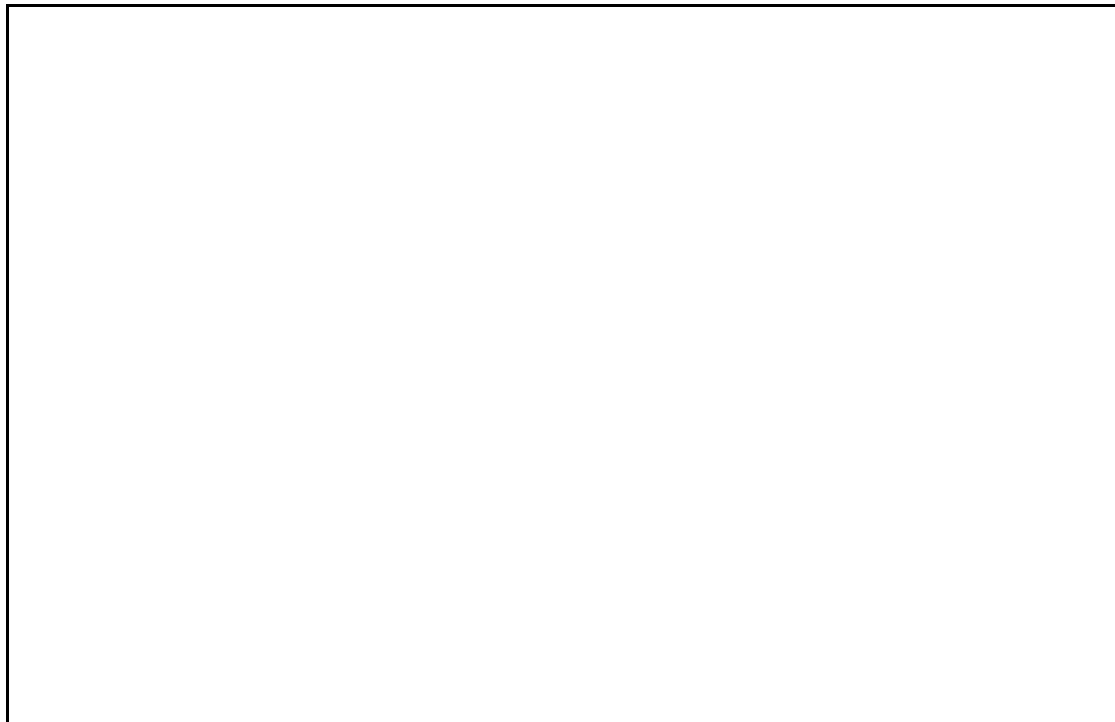


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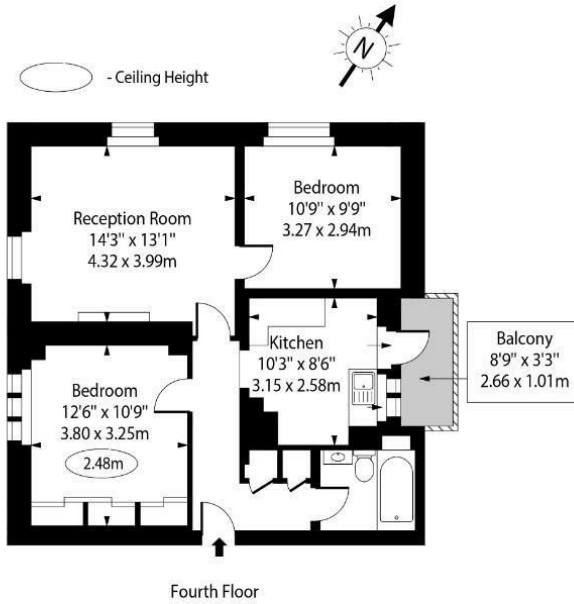
KEY FEATURES

- Two bedroom apartment
- Offering 666 sq.ft of internal accommodation
- Private purpose built block
- Well maintained communal grounds
 - Excellent transport links
- Offered with long lease and chain free





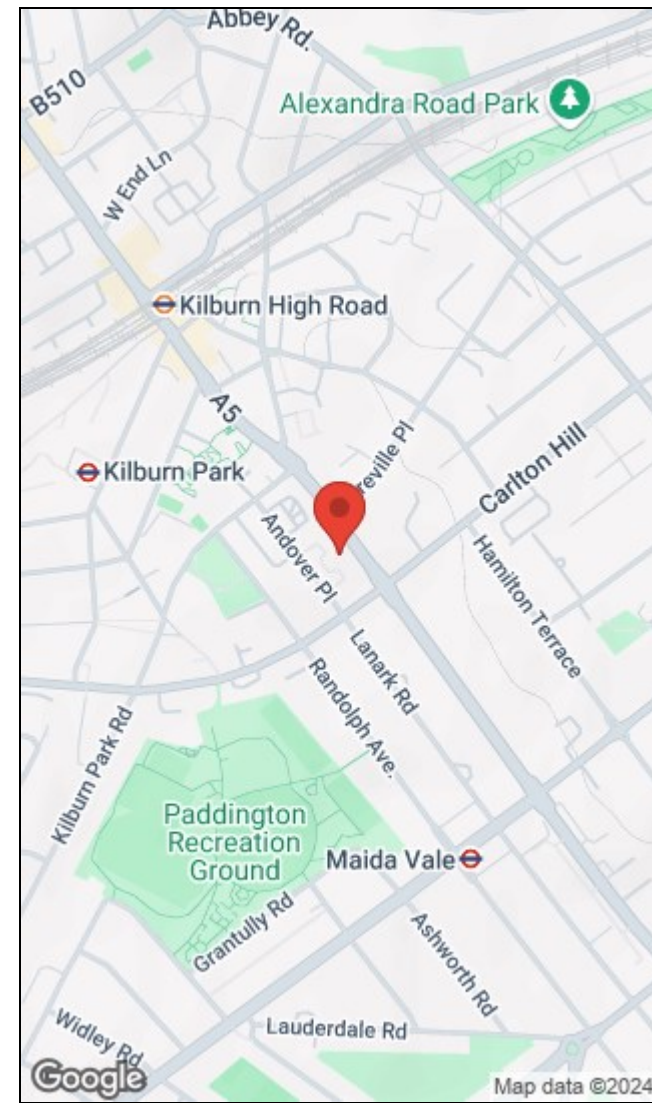
Dibdin House, W9 1QE



Approx Gross Internal Area 666 Sq Ft - 61.86 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.49606

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
79	60		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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