



Dibdin House | Maida Vale | London | W9 1QF

£320,000

**PARK & VALE**  
sales | lettings | management



# Dibdin House | Maida Vale

## London | W9 1QF

### £320,000

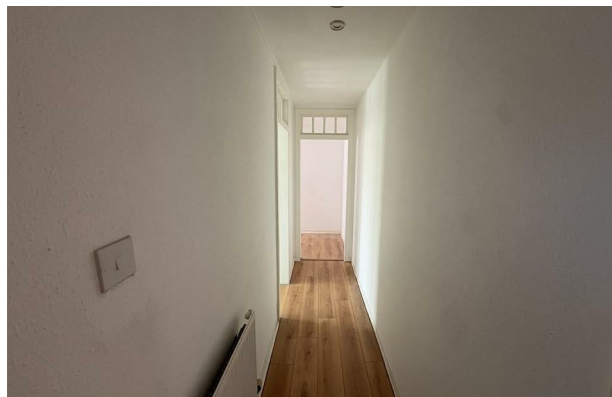
Park and Vale are delighted to offer you the opportunity to acquire this 1 bed flat in the ever popular 1930's art deco block in Maida Vale.

Offered chain free with a 150 year lease - it's the perfect flat to get you on the property ladder, or for investor looking for a great rental yields, with the possibility of converting into a 2 bedroom sharer.

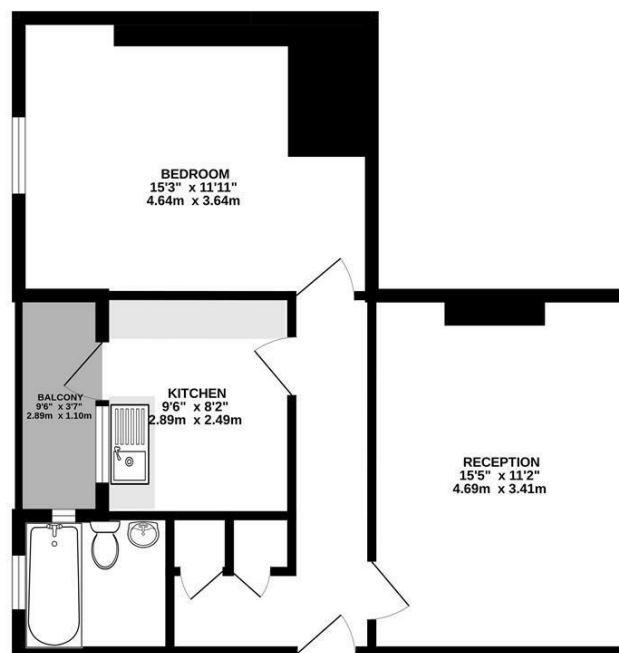
\*NO LIFT\*

0207 112 8323

- Long lease
- Well kept communal gardens
- EPC Rating of C
- Paddington Rec closeby
- Maida Vale Bakerloo
- Chain free
- Zero ground rent
- 1930's art deco
- Short walk to tube station
- Kilburn Overground



THIRD FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

241 Maida Vale  
London  
W9 1QJ  
0207 112 8323  
info@parkandvale.co.uk

TOTAL FLOOR AREA: 534 sq.ft. (49.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreage 02/20

