



Dibdin House | Maida Vale | London | W9 1QF

£350,000

PARK & VALE
sales | lettings | management

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 London | W9 1QF
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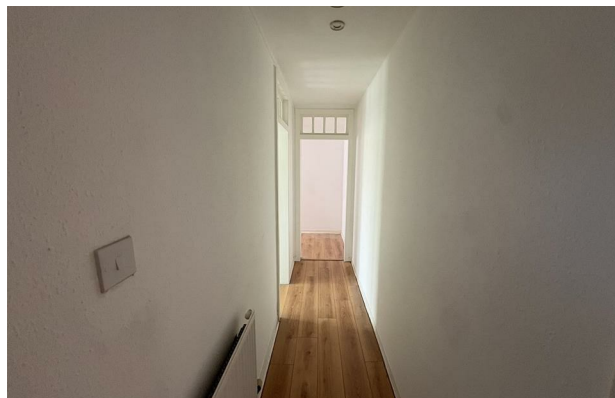
Park and Vale are delighted to offer you the opportunity to acquire this 1 bed flat in the ever popular 1930's art deco block in Maida Vale.

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.

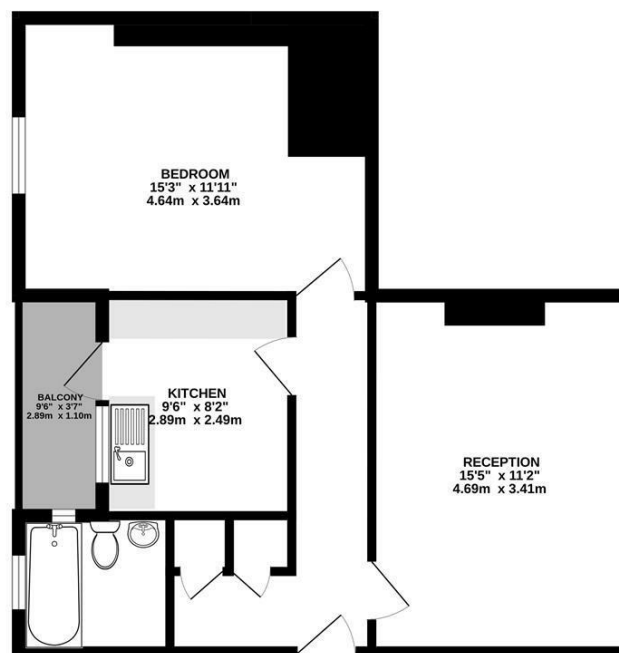
NO LIFT

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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 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 floors, windows, doors 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.
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