



Maida Vale | | London | W9 1QF

£445,000

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

Maida Vale |  
London | W9 1QF  
£445,000

\*4TH FLOOR NO LIFT\*

Nestled in the charming area of Maida Vale, London, this delightful top floor flat in Dibdin House offers a unique blend of comfort and potential. Spanning an impressive 775 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking ample living space.

Built in the 1930's, this residence boasts a characterful charm that is often sought after in London properties. The flat is accessed via a secure key fob entry system, ensuring peace of mind for residents. One of the standout features of this home is the inviting balcony, perfect for enjoying a morning coffee or unwinding in the evening sun.

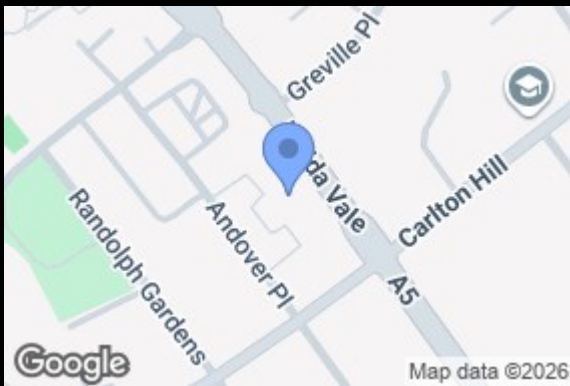
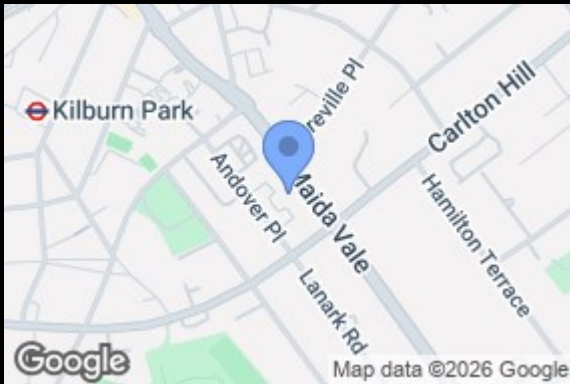
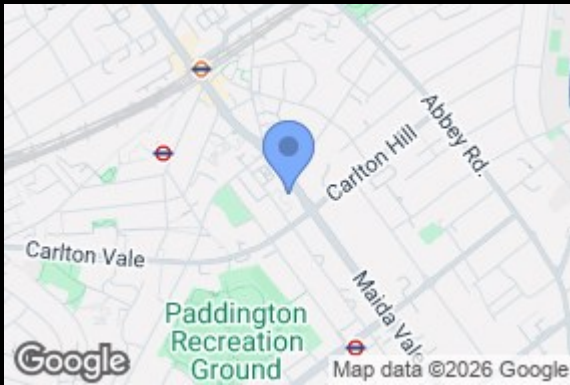
- 150 year lease
- Chain free
- 6 stops from Oxford Circus
- Great local amenities
- Well maintained
- No ground rent
- Close to tube station (Bakerloo line)
- Short walk to Paddington Rec
- Top floor with balcony
- Key fob entry system











### Floorplan

Approximately 71 m<sup>2</sup> total

Fouth Floor  
79 Dildin House, Maids Vale



Approx Gross Internal Area: 71 sq m

For Illustration Purposes Only – Not to Scale / Floor Plan by Park & Vale  
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		
	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>	60	
(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 2002/91/EC	

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