



### Directions

### Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

### EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CN282 43, Dibdin House Maida Vale, London, W9 1QE

£508 Per Week

- 635 square ft
- Within walking distance to Maida Vale underground station
- Council tax band C
- Communal garden
- Local shops, restaurants and dining

# Dibdin House Maida Vale, London W9 1QE

\*\*\* Please quote reference JC2306167 when contacting the agency \*\*\*

Nestled in the charming area of Maida Vale, London, this delightful new build house offers a perfect blend of modern living and classic elegance. Spanning an impressive 635 square feet, the property features 2 well-proportioned bedrooms, making it an ideal home for families or professionals seeking ample space.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The property boasts a contemporary bathroom, designed with comfort and style in mind. Having been built in 2009, this residence benefits from modern construction standards, ensuring a comfortable and energy-efficient living environment.

One of the standout features of this property is its access to a communal garden, providing a serene outdoor space for relaxation and social gatherings. The location is particularly advantageous, as it is within walking distance of Maida Vale underground station, offering excellent transport links to the rest of London. Additionally, residents will find a variety of local shops, restaurants, and businesses just a short stroll away, making everyday conveniences easily accessible.



Council Tax Band: C

