



Maida Vale | | London | W9 1QF

£465,000

PARK & VALE
sales | lettings | management

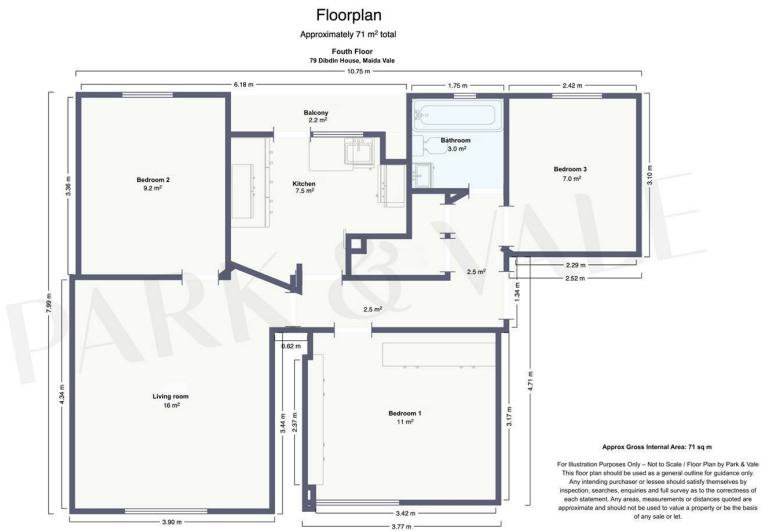
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Nestled in the charming area of Maida Vale, London, this delightful top floor flat in Dibdin House offers a unique blend of comfort and potential. Spanning an impressive 775 square feet, the property features three well-proportioned bedrooms, making 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.

With a generous 150-year lease and no ground rent, this property presents an excellent development

- 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



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

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