



Dibdin House

Maida Vale | | London | W9 1QF

£450,000

PARK & VALE
sales | lettings | management

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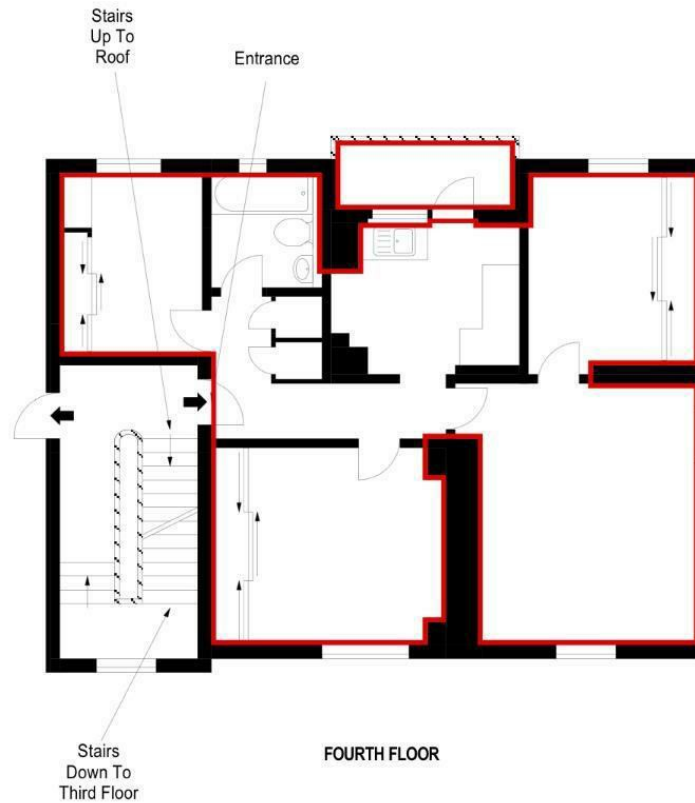


Park and Vale are delighted to offer you the opportunity to view this marvellous flat located in the sought-after area of Maida Vale, London. This spacious property features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The flat includes a comfortable reception room, perfect for relaxing or entertaining guests.

With one bathroom, the layout is practical and functional, catering to the needs of modern living. The property is unmodernised, providing a unique chance for you to put your own stamp and style on it, transforming it into your dream home.

The flat benefits from a generous 150-year lease and has no ground rent, which is a significant advantage for potential buyers. Security is enhanced with a key fob entry system, ensuring peace of mind for residents.

- 150 Year Lease
- Close to amenities
- No chain
- Walking distance to Paddington Recreational Grounds
- 6 stops from Oxford Circus
- Zero Ground Rent
- Vacant
- Security Fob Entrances
- Close to Tube Station (Bakerloo Line)



APPROX. GIA - 735 ft² - 68.28 m²

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		
(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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