



**HUNTERS**<sup>®</sup>  
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# Maida Vale, London

Guide Price £400,000



Hunters West Hampstead bring to the market this two bedroom apartment located on the top floor of a sought after & centrally located property.

This private purpose built block is perfectly situated in Maida Vale, has excellent transport links and a variety of local amenities with Paddington Recreational ground on its doorstep. The property is sold chain free with a long lease attached.

The property has well maintained communal grounds, a secure communal children's play area, secure entry phone system to each property, offered with long lease and chain free. Offering access to Maida Vale Station, Kilburn Park Station & Kilburn High Road Station.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com





## KEY FEATURES

- Two bedroom top floor apartment
  - Private balcony
  - Sold chain-free
  - Long lease attached
- Requires modernisation throughout
  - Purpose built residential building
    - Communal gardens
    - Close to Maida Vale

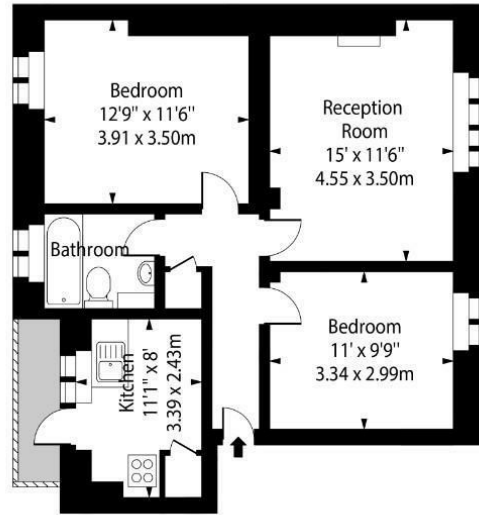








### Dibdin House, W9

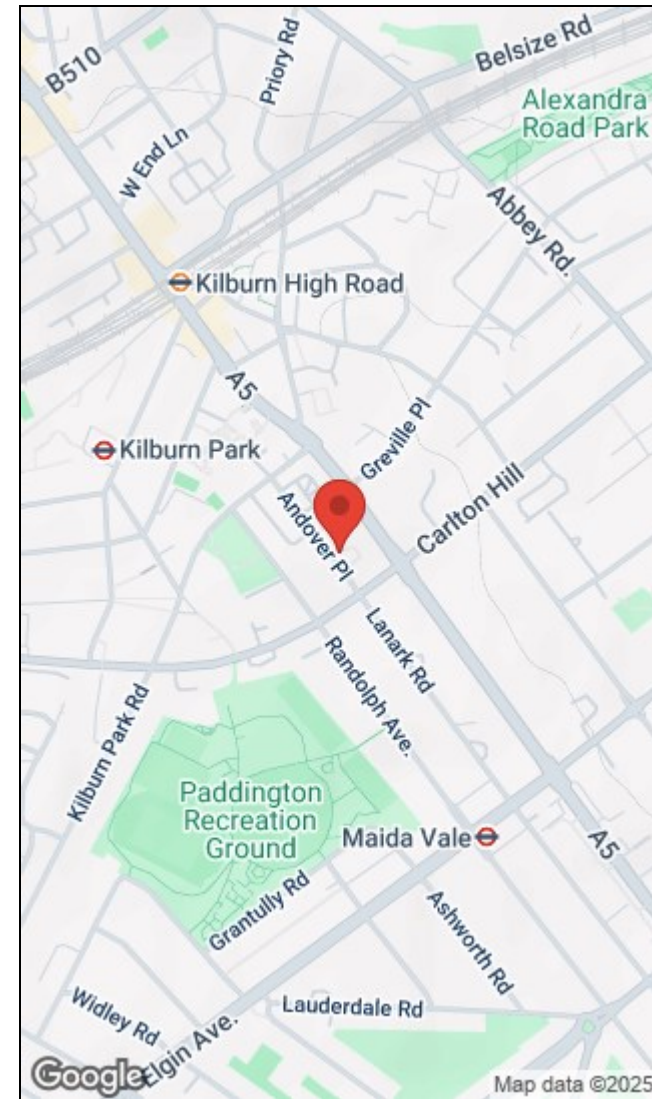


Fourth Floor

Approx Gross Internal Area 662 Sq Ft - 61.50 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.52691

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>45</b>			
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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