



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Dibdin House, Maida Vale, London, W9

Asking 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.

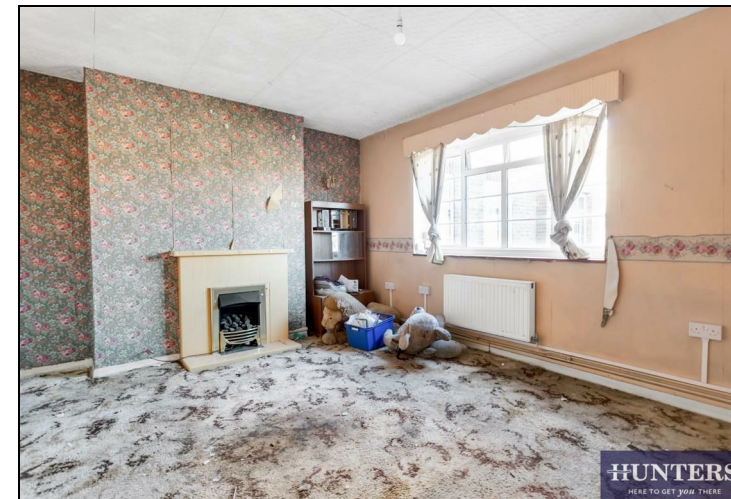
The property has well maintained communal grounds, a secure communal children's play area, secure entry phone system to each property, offered with long lease and chain free. Offering access to Maida Vale Station, Kilburn Park Station & Kilburn High Road Station.

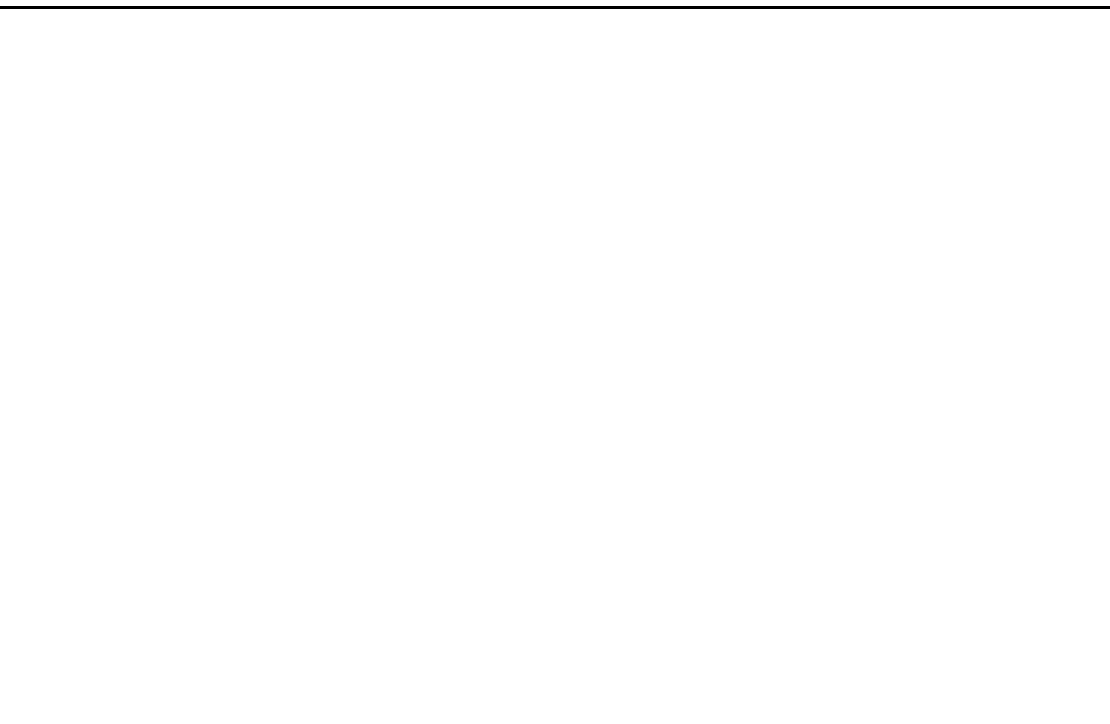
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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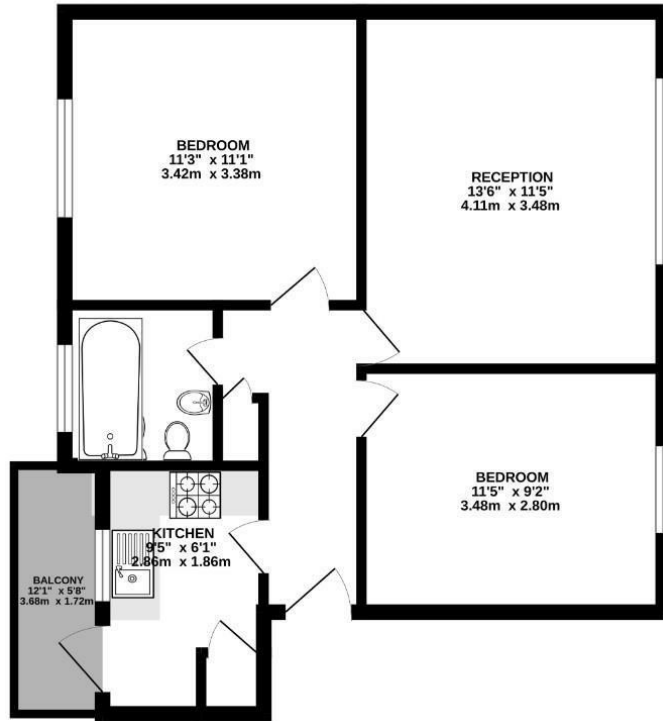
## KEY FEATURES

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



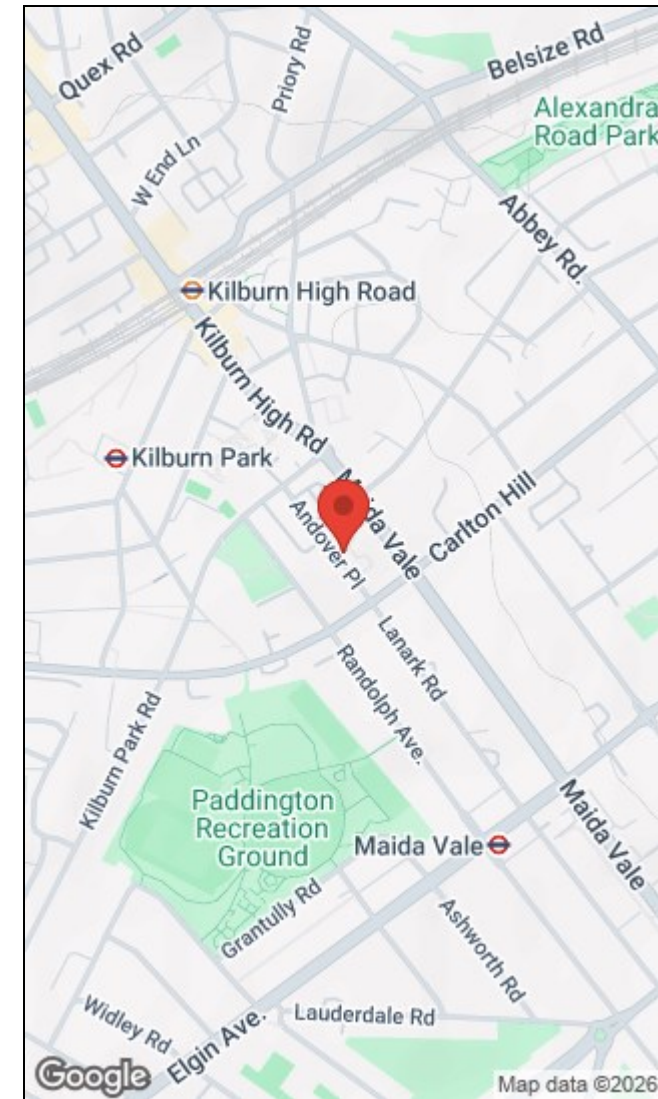


FOURTH FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 2025.



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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