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# Dibdin House, Maida Vale, London, W9

Asking Price £335,000



Bringing to the market this one bedroom apartment for sale is arranged on the third floor of a well-maintained purpose-built block in the heart of Maida Vale.

The property offers a bright south-west facing reception room, filled with natural light throughout the afternoon and evening, a separate kitchen with access to a private balcony, a spacious double bedroom, a full bathroom, and excellent built-in storage throughout.

Further benefits include well-kept communal grounds, a secure communal children's play area, an entry phone system, a long lease, and the property is offered chain free.

Ideally located with Paddington Recreation Ground on the doorstep, the property is within easy reach of a range of local amenities, as well as excellent transport links including Maida Vale station, Kilburn Park station, and Kilburn High Road station.

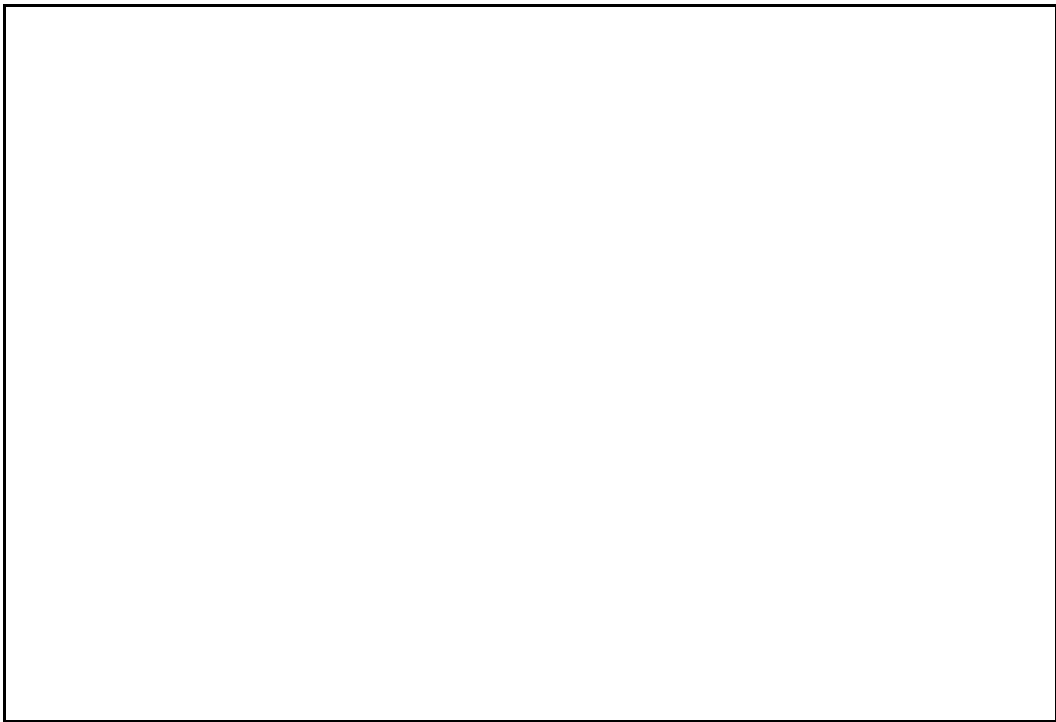
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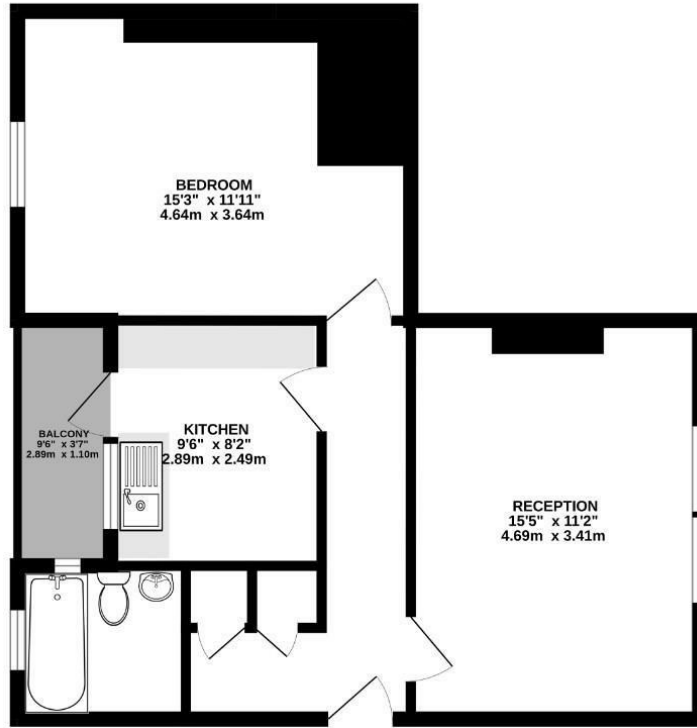
## KEY FEATURES

- One Double Bedroom Apartment With Private Balcony in the Heart of Maida Vale.
  - Well-maintained residential building
  - Over 534 sq.ft of internal living space
- South-West facing reception boasting with evening sun
  - Sold chain free
  - Long lease attached
- Close proximity to Paddington Recreation Grounds & Maida Vale transport



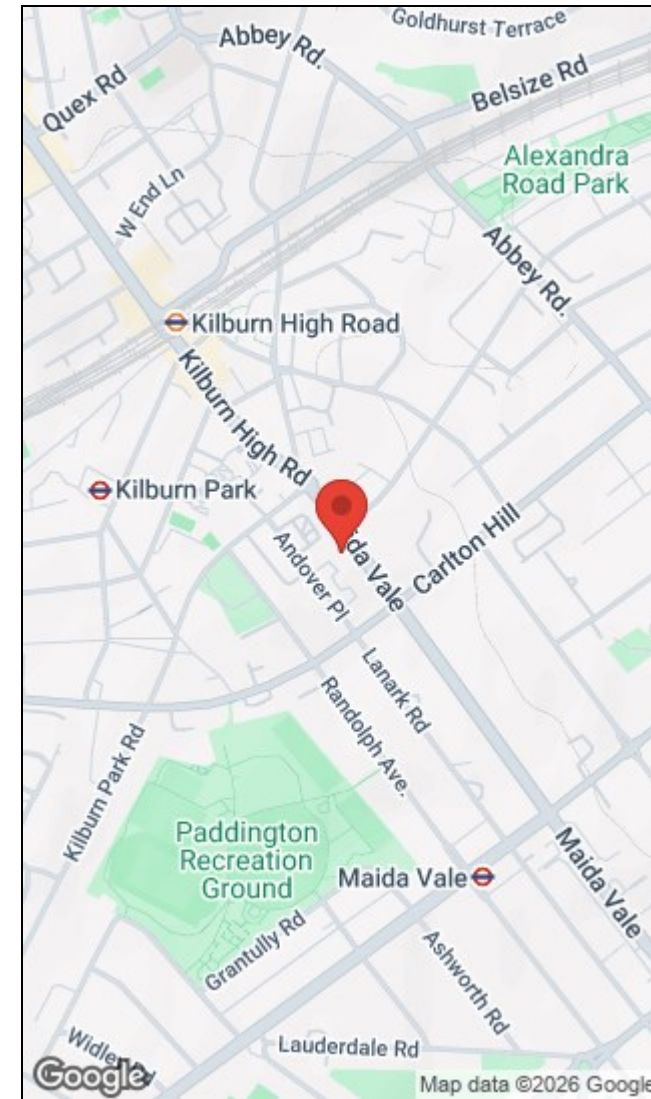


THIRD FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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