



HUNTERS[®]
HERE TO GET *you* THERE



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Dibdin House, Maida Vale, London, W9

Asking Price £465,000



Bringing to the market this three bedroom apartment located on the fourth floor of a sought after & centrally located property, spanning over 703 square foot of living space.

The property includes three well proportioned bedrooms, a separate kitchen to the reception, private balcony, and ample storage. The property is sold chain free with a long lease attached.

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. Also benefitting from well maintained communal grounds, a secure communal children's play area, secure entry phone system to each property.

Offering access to Maida Vale Station, Kilburn Park Station & Kilburn High Road Station.

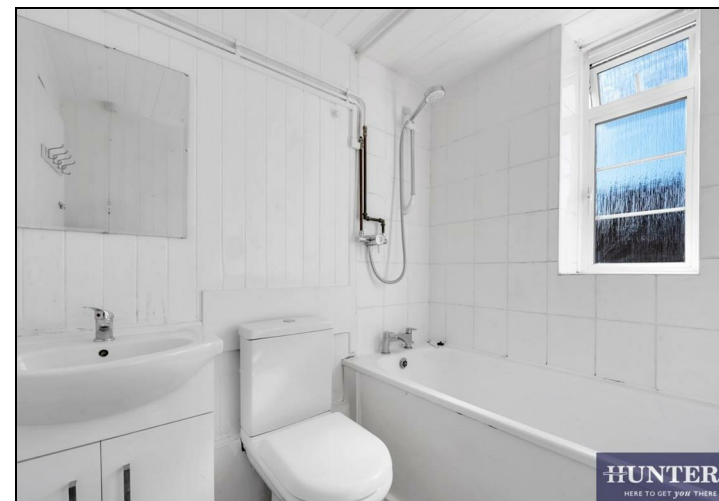
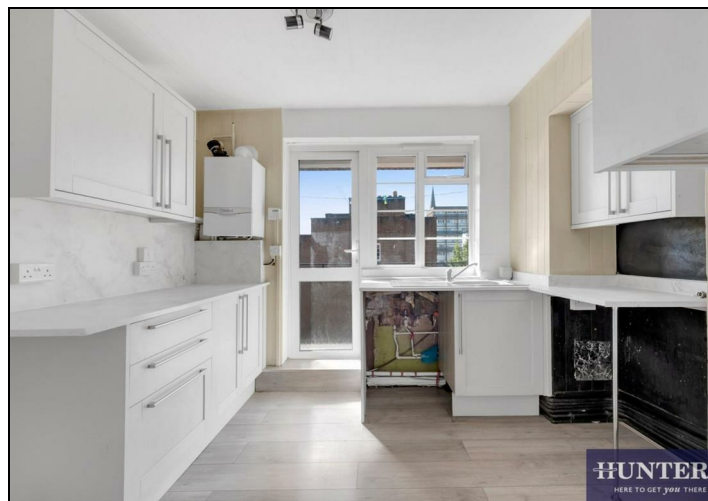
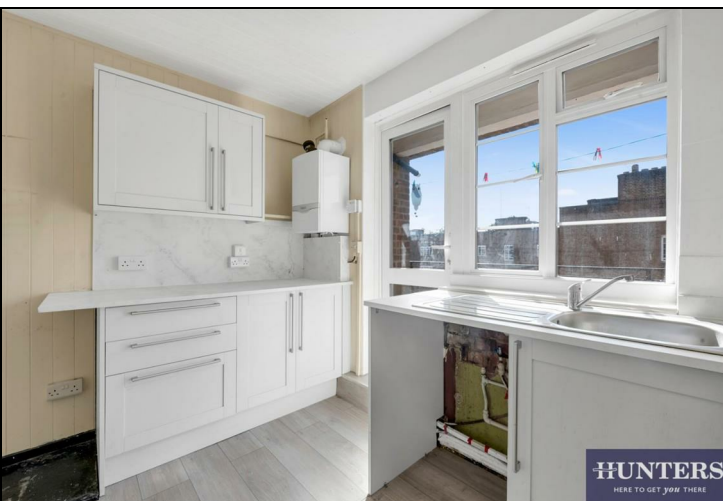
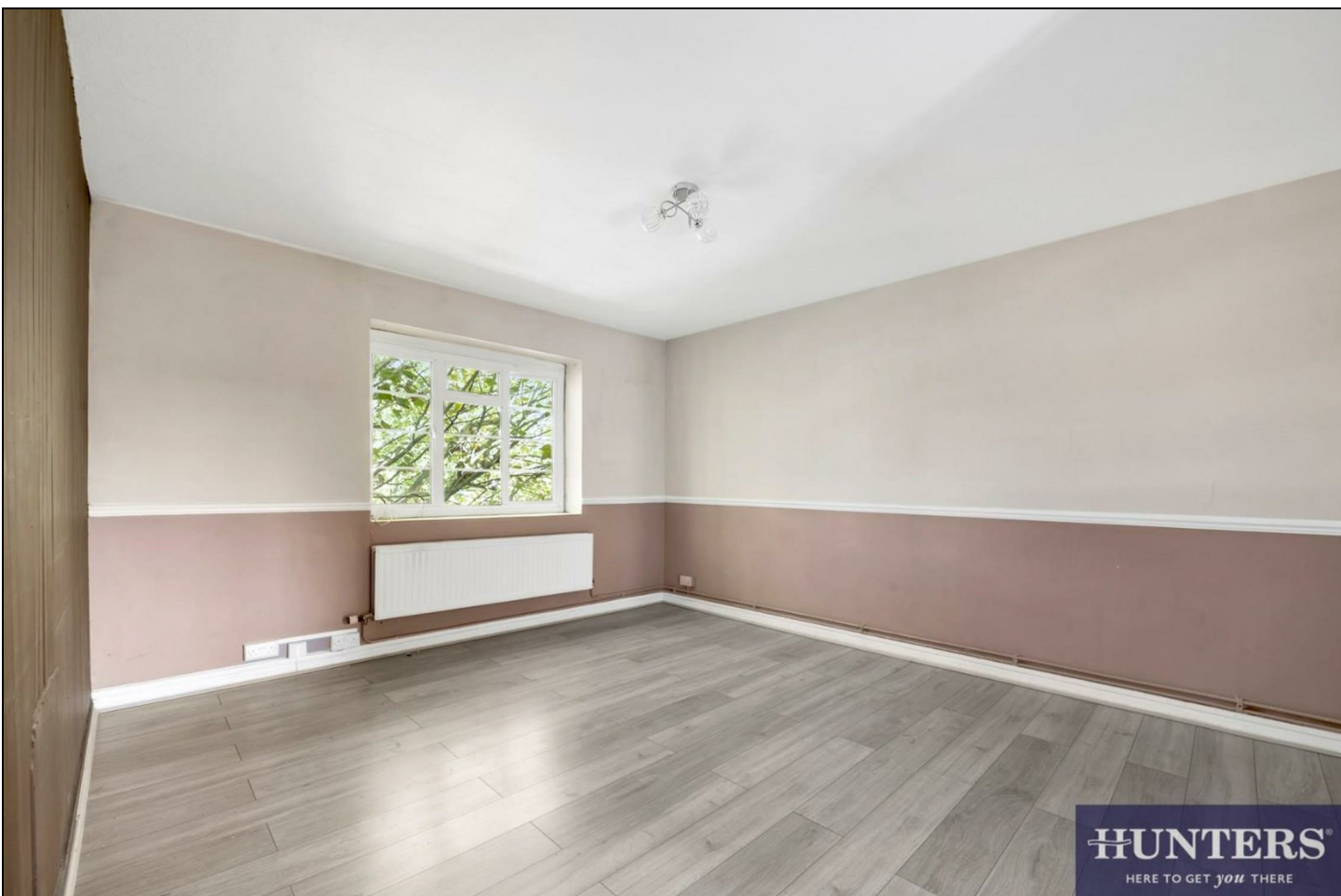
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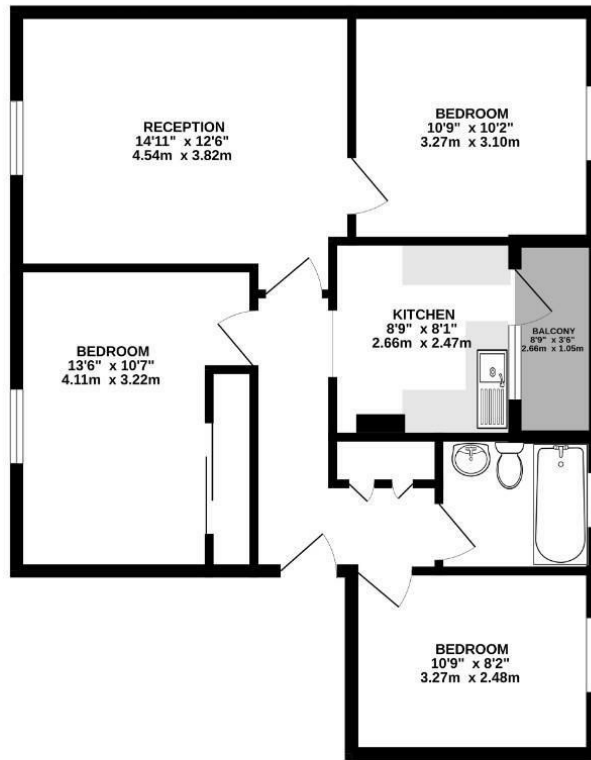
KEY FEATURES

- Three Bedroom Top Floor Apartment
- Purpose built well-maintained block
- Private South-West facing balcony
- Communal gardens and children's secure play park
- Sold chain-free
- Long lease attached with low service charge
- close proximity to Maida Vale & Paddington Rec.



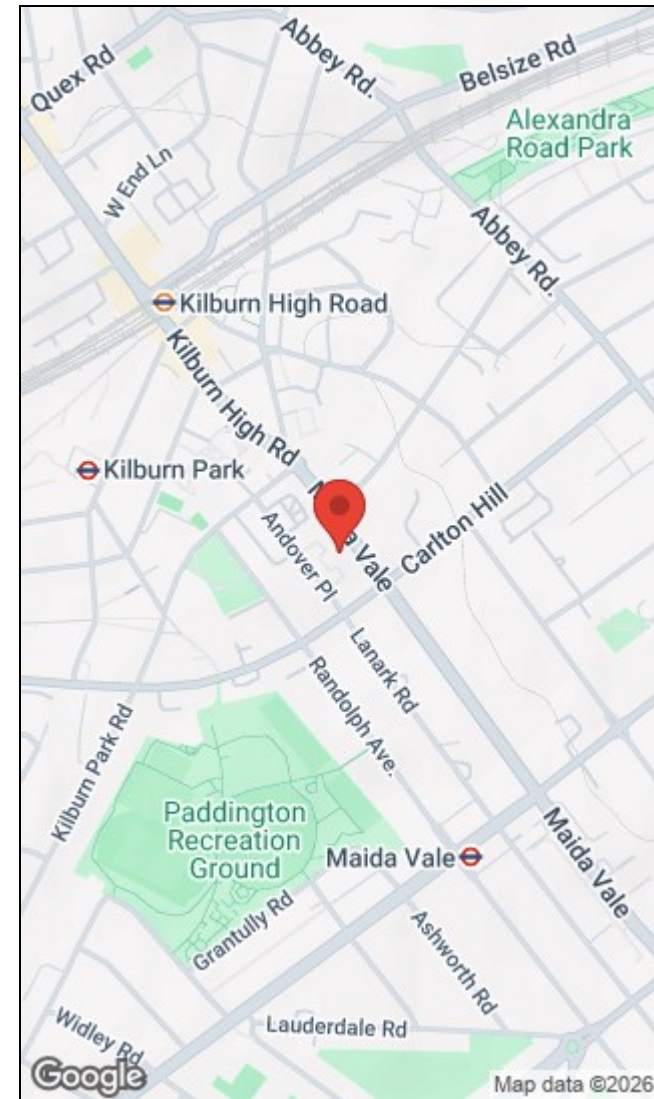



FOURTH FLOOR
703 sq.ft. (65.3 sq.m.) approx.




TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagres 10/2025



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	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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