



## Biddulph Mansions, Maida Vale W9

**£1,175,000**

A Beautifully presented two / three bedroom apartment situated on the second floor of this popular mansion block. The flat further comprises a bright reception room with built-in bookcases, feature fireplace and door to balcony, master bedroom with full length built in wardrobes and En - Suite bathroom with under floor heating, second bedroom with built-in wardrobes and feature bay window, modern family shower room with W/C, modern fitted eat-in-kitchen with additional service balcony, the property also has independent central heating, use of well landscaped communal gardens and caretaker. Biddulph Mansions is ideally located close to Maida Vale Underground Station (Bakerloo line), Paddington Recreation Ground and the local shops and cafes of Lauderdale Road and Castellain Road. Council Band E, Share of Freehold with Lease 990 years unexpired and Service charge of £7,422.16 pa. which include the water rates SOLE AGENTS.

# Biddulph Mansions, Maida Vale W9

## Reception room



## En Suite Bathroom



## Kitchen



## Bedroom 2



## Dining space



## Bedroom 1



## Study



# Biddulph Mansions, Maida Vale W9

Shower room



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Exterior



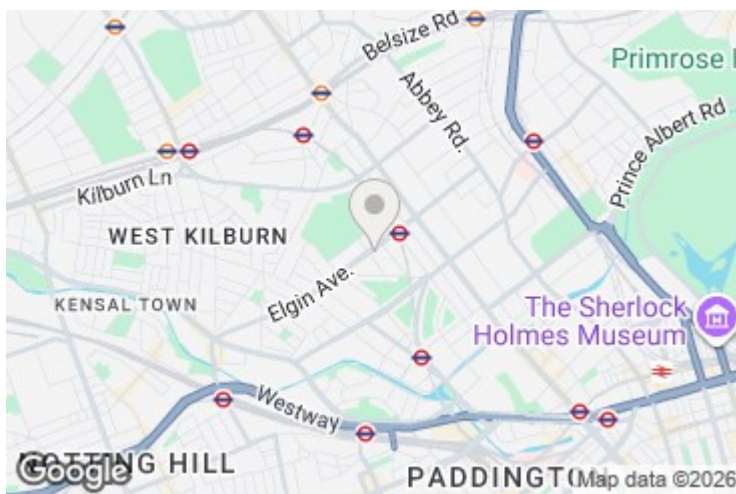
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Hallway



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Communal Garden



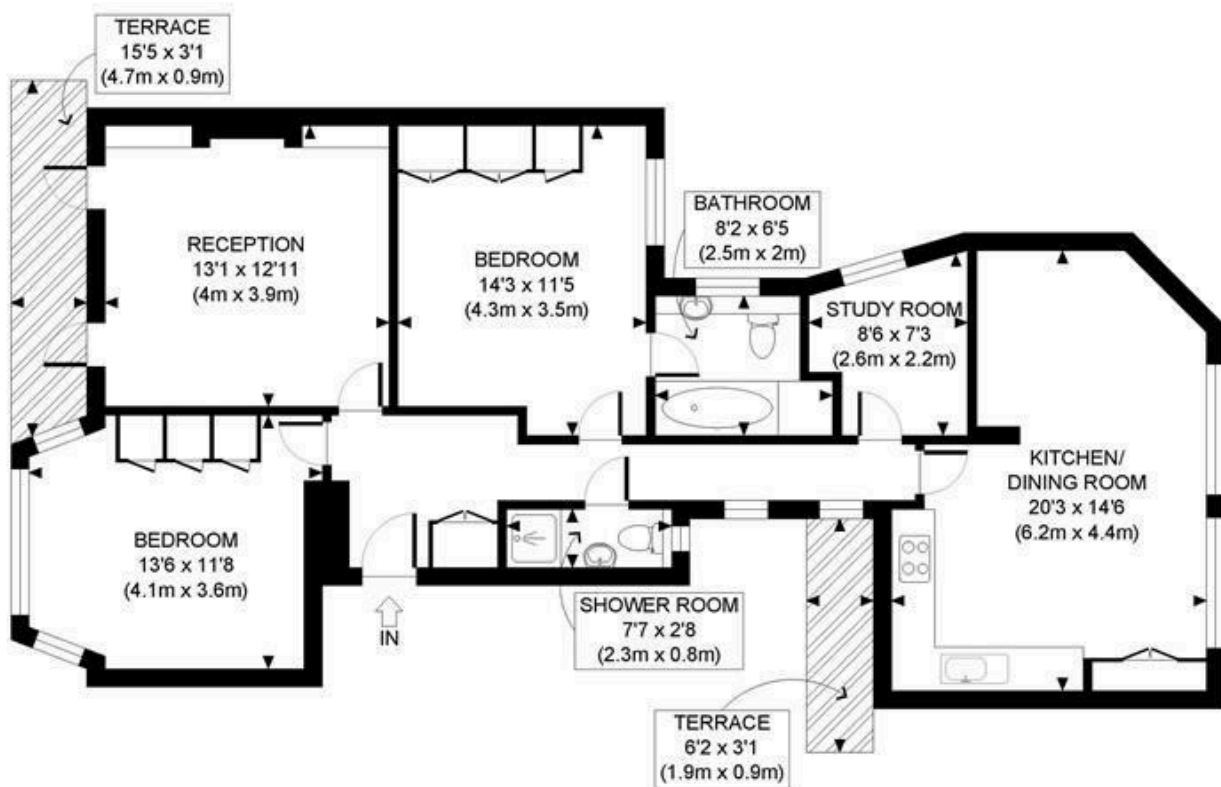
Balcony



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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) A	82
(81-91) B	
(69-80) C	
(55-68) D	
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(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 978 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 978 SQ FT/ 91 SQM

## PROPERTY PHOTO PLANS co.uk

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48 (centimeters), 1m (one meter) = 3.29 (feet)

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