



## Biddulph Mansions, Elgin Avenue W9

£1,000,000

Compton Reeback are pleased to offer this three bedroom, two bathroom apartment situated on the second floor of this popular mansion block. The flat boasts reception with balcony, master bedroom with ensuite bathroom, two further bedrooms, shower room, eat-in-kitchen and the use of well landscaped communal gardens. Biddulph Mansions is ideally only moments from Maida Vale Underground Station (Bakerloo Line), numerous shops and cafes of both Elgin Avenue, Castellain Road and Lauderdale Parade as well as the open spaces of Paddington Recreation Ground. Share of Freehold. SOLE AGENTS

# Biddulph Mansions, Elgin Avenue W9

**Reception**



**Bedroom**



**Kitchen**



**En-Suite Bathroom**



**Bedroom**

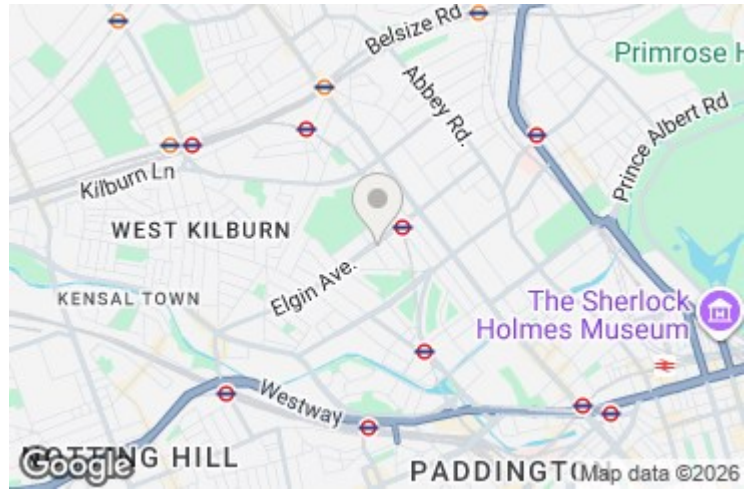


**Shower Room**



# Biddulph Mansions, Elgin Avenue W9

## Balcony



## Exterior

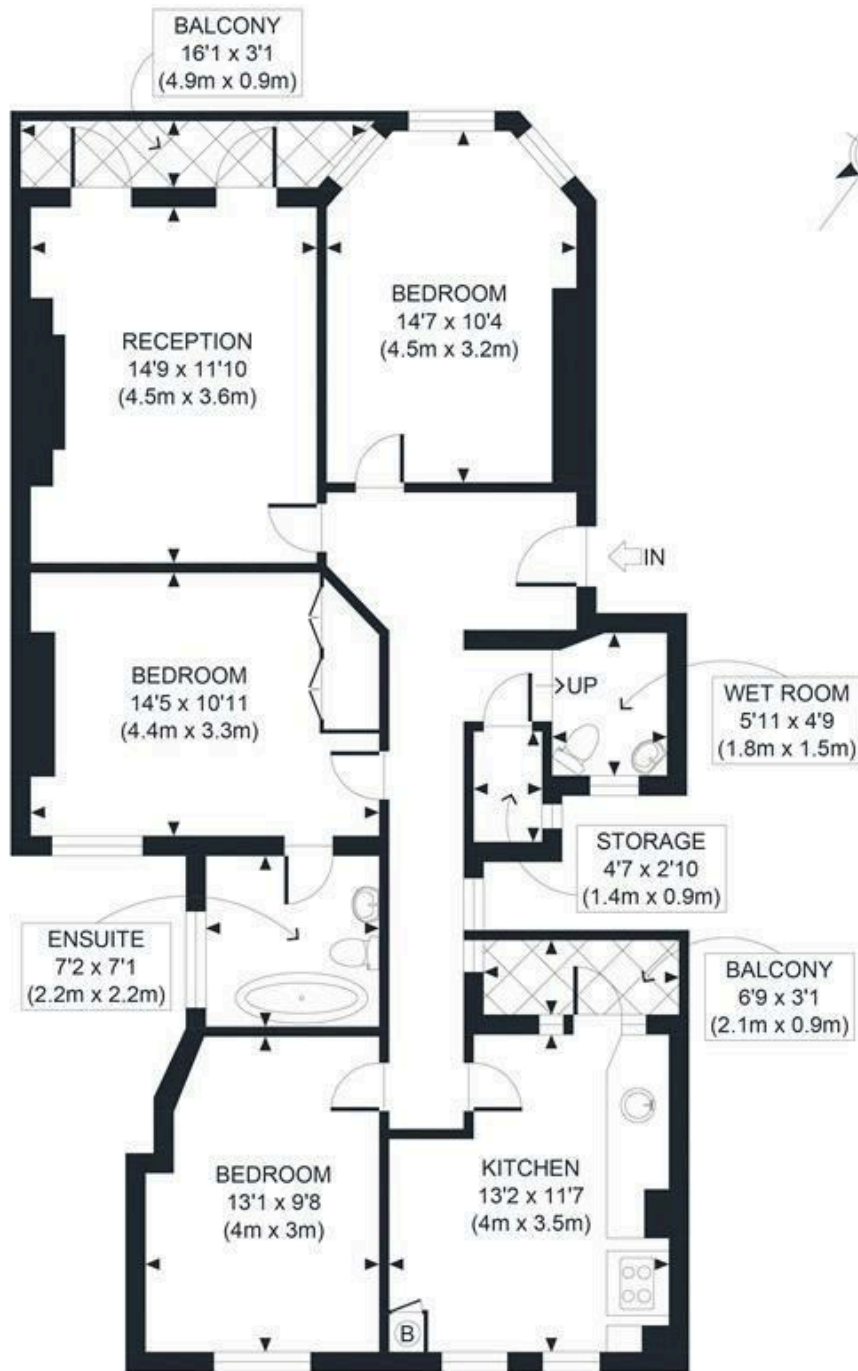


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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

## Reception (2)





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 997 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 997 SQ FT / 93 SQM

Ref: CR

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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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) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)

[comptonreeback.co.uk](http://comptonreeback.co.uk)