



Biddulph Mansions, Maida Vale W9

£1,100,000

A beautifully presented two bedroom apartment situated on the raised ground floor of this popular mansion block. The flat further comprises a bright spacious reception room with full length built-in bookcases and feature fireplace, Double master bedroom, second bedroom and feature fireplace, modern family bathroom with W/C, fully integrated fitted kitchen with separate dining room with further storage cupboards and door to balcony overlooking communal gardens, the property also has independent central heating, use of 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 £1930 Per Qtr. which include the water rates.

Biddulph Mansions, Maida Vale W9

Reception room



Bedroom 1



Kitchen



Bedroom 2



Dining Room



Bathroom

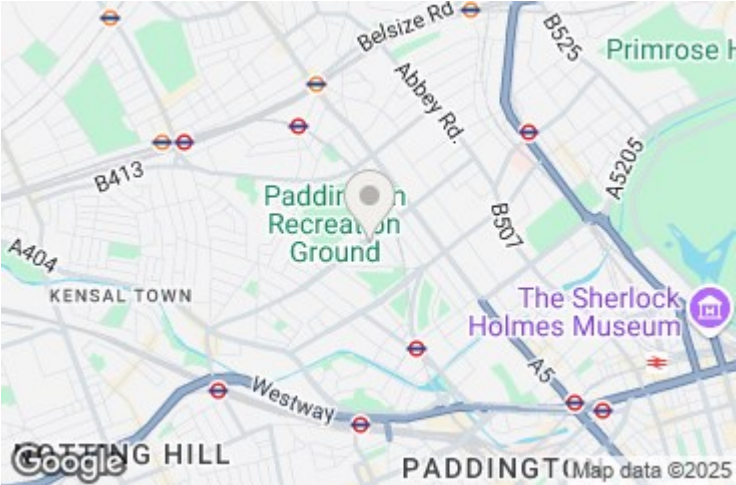


Biddulph Mansions, Maida Vale W9

Exterior

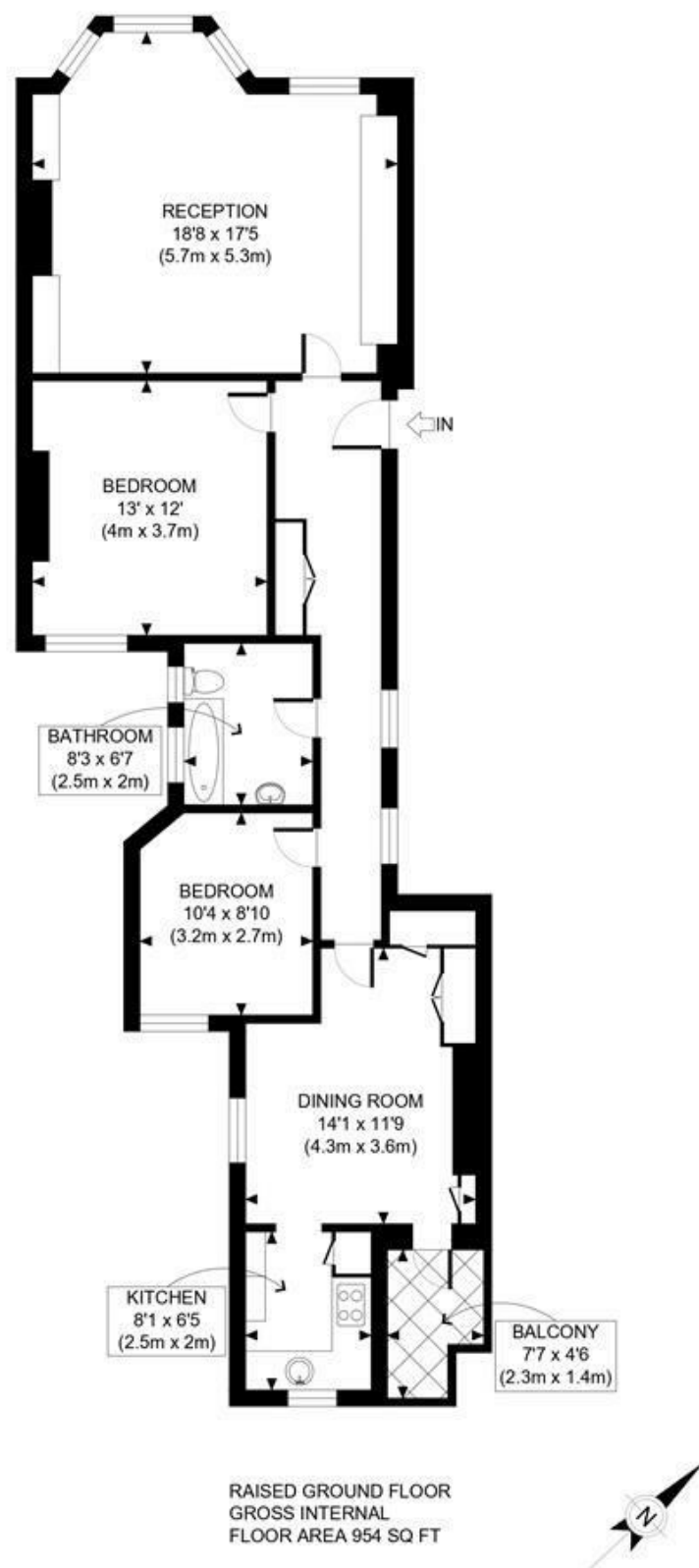


Communal Garden



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		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 954 SQ FT/ 89 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.

MAIDA VALE

75 Castellain Road
Maida Vale
London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback
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)