



6 BIDDULPH ROAD

LONDON W9



This charming house is a light and spacious 5 bedroom semi-detached family home set in one of the most popular roads in Maida Vale.

The property has accommodation over four floors and comprises 4 bedrooms, two with en-suite, a family bathroom, a reception room which leads through to the dining room, kitchen/dining room, playroom/bedroom 5, WC and utility room. There is also an attractive paved courtyard area with steps leading up to a sizeable and pretty garden.

Built in the 1920s the house retains many original features, which combine with the contemporary elements to enhance this appealing home, including the stunning double height kitchen giving maximum natural light.

The current owners have been successful in achieving full local planning permission to extend the property at lower ground floor level, should the new owners require additional accommodation. Full details of the plans are available.



Existing Plans



BASEMENT

GROUND FLOOR

FIRST FLOOR

Plans for identification purposes only, measurements are approximate, not to scale.

EXISTING

	Metres	Feet		Metres	Feet
Basement			First Floor		
Living Room/Bedroom	6.02 x 3.79	19'9" x 12'5"	Bedroom 2	4.45 x 3.81	14'7" x 12'6"
Kitchen/Dining	6.07 x 5.99	19'11" x 19'8"	Bedroom 3	4.70 x 4.27	15'5" x 14'0"
Ground Floor			Bedroom 4	3.02 x 2.08	9'11" x 6'10"
Double Reception	9.19 x 4.27	30'2" x 14'0"	Second Floor		
			Bedroom 1	6.25 x 4.42	20'6" x 14'6"

Approximate Gross Internal Floor Area : 2,443 sq ft / 227 sq m (Excluding Restricted Height Area / Eaves Storage & Void)
 Approximate Gross Internal Floor Area : 2,530 sq ft / 235 sq m (Including Restricted Height Area & Eaves Storage)

Proposed Plans



BASEMENT

GROUND FLOOR

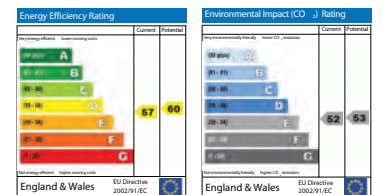
FIRST FLOOR

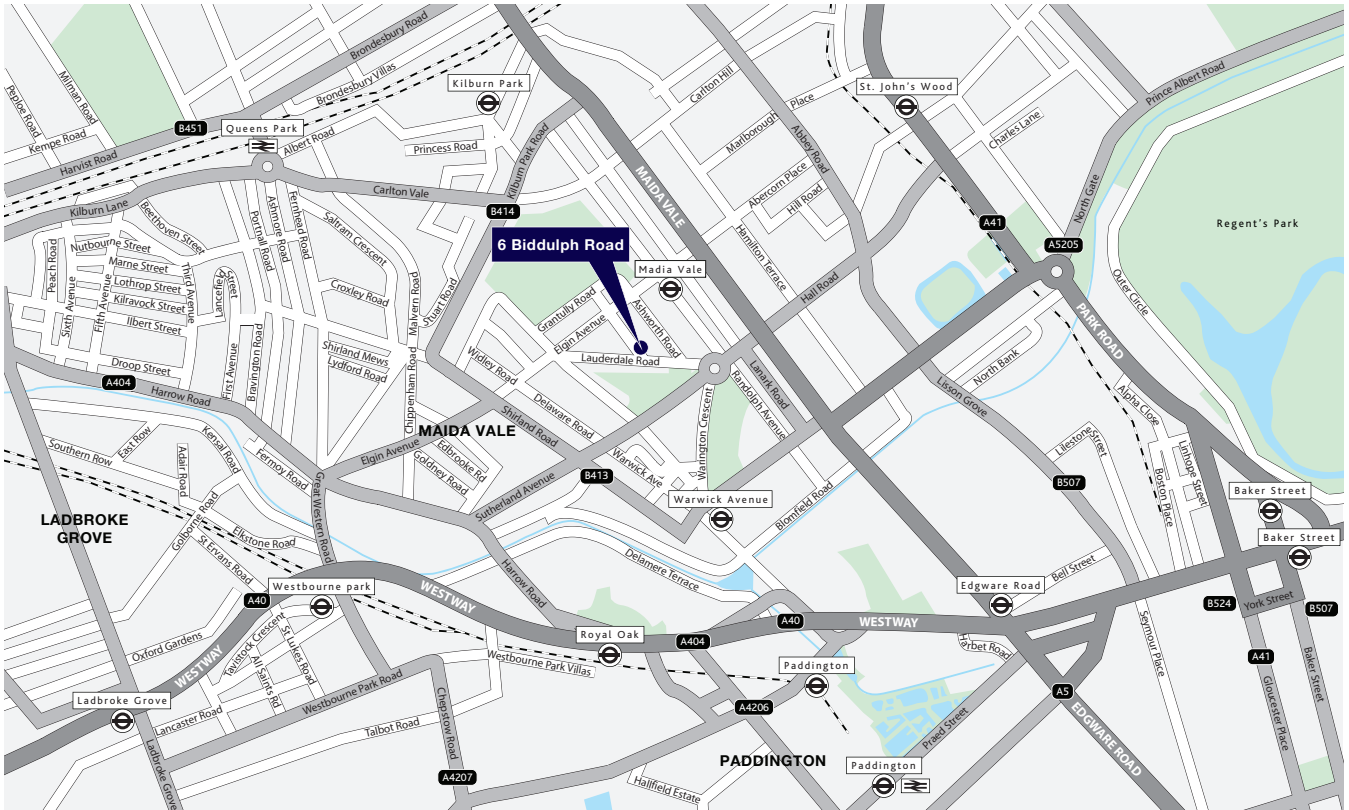
Plans for identification purposes only, measurements are approximate, not to scale.

PROPOSED

	Metres	Feet		Metres	Feet
Basement			First Floor		
Kitchen	8.60 x 3.90	28'2" x 12'8"	Bedroom 2	4.50 x 3.80	14'8" x 12'4"
Living/Dining	6.00 x 6.00	19'6" x 19'6"	Bedroom 3	4.60 x 4.30	15'1" x 14'1"
Living	3.80 x 3.50	12'4" x 11'4"	Second Floor		
Bedroom	4.80 x 4.80	15'7" x 15'7"	Bedroom 1	6.25 x 4.42	20'6" x 14'6"
(excluding dressing room area)					
Ground Floor					
Reception (front)	4.60 x 4.30	15'1" x 14'1"			
Reception (rear)	4.50 x 3.80	14'8" x 12'4"			

Approximate Gross Internal Floor Area : 3,218 sq ft / 299 sq m





Located between St John's Wood and Notting Hill, Maida Vale is a much sought after residential location on the fringe of the West End. There are numerous cafes, gastro pubs and green spaces in the area, including the 27 acre Paddington Recreation Ground with it's excellent new athletics track, tennis courts, gym and fitness trail, bowls green and numerous activities and courses to enjoy. Also close by is Maida Vale Tennis Club and Paddington Sports Club offering yoga and gym facilities, tennis, squash and bowls as well as a bar and lounge. The area is also well served by a number of local and international schools catering for all ages.

Also close by is Little Venice with it's picturesque canals offering narrow boat trips to Camden Lock, via Regent's Park and London Zoo.

Transport facilities are excellent with the London Underground network being accessed via Maida Vale underground station (Bakerloo line) which is within 300 metres of the property. The A40, situated close by gives access to areas west of London, Buckinghamshire and also links to Oxford and the north. The new Crossrail will be accessible at Paddington Station (just two stops from Maida Vale), which is currently undergoing considerable redesign which will further improve the excellent links to Heathrow, the City and Canary Wharf.



IMPORTANT NOTICE We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. (04/13)

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