



Biddulph Mansions, Maida Vale W9

£1,085,000

Compton Reeback are pleased to offer this spacious modern three bedroom, apartment situated on the first floor of this popular mansion block. The flat further comprises reception room with built-in bookcases and door to balcony, master bedroom with full length built in wardrobes, second bedroom with bay window, family bathroom plus additional guest W/C, modern fitted eat-in-kitchen with additional service balcony, the property also has integrated automatic programmable heating and lighting system, Hyper-optic broadband, 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.

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Reception room



Bedroom 2



Kitchen



Bedroom 3

Bathroom



Bedroom 1



Balcony

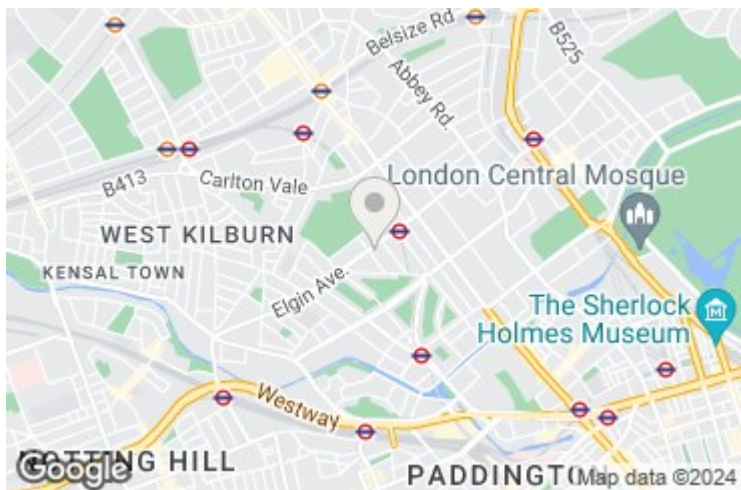


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Communal Garden

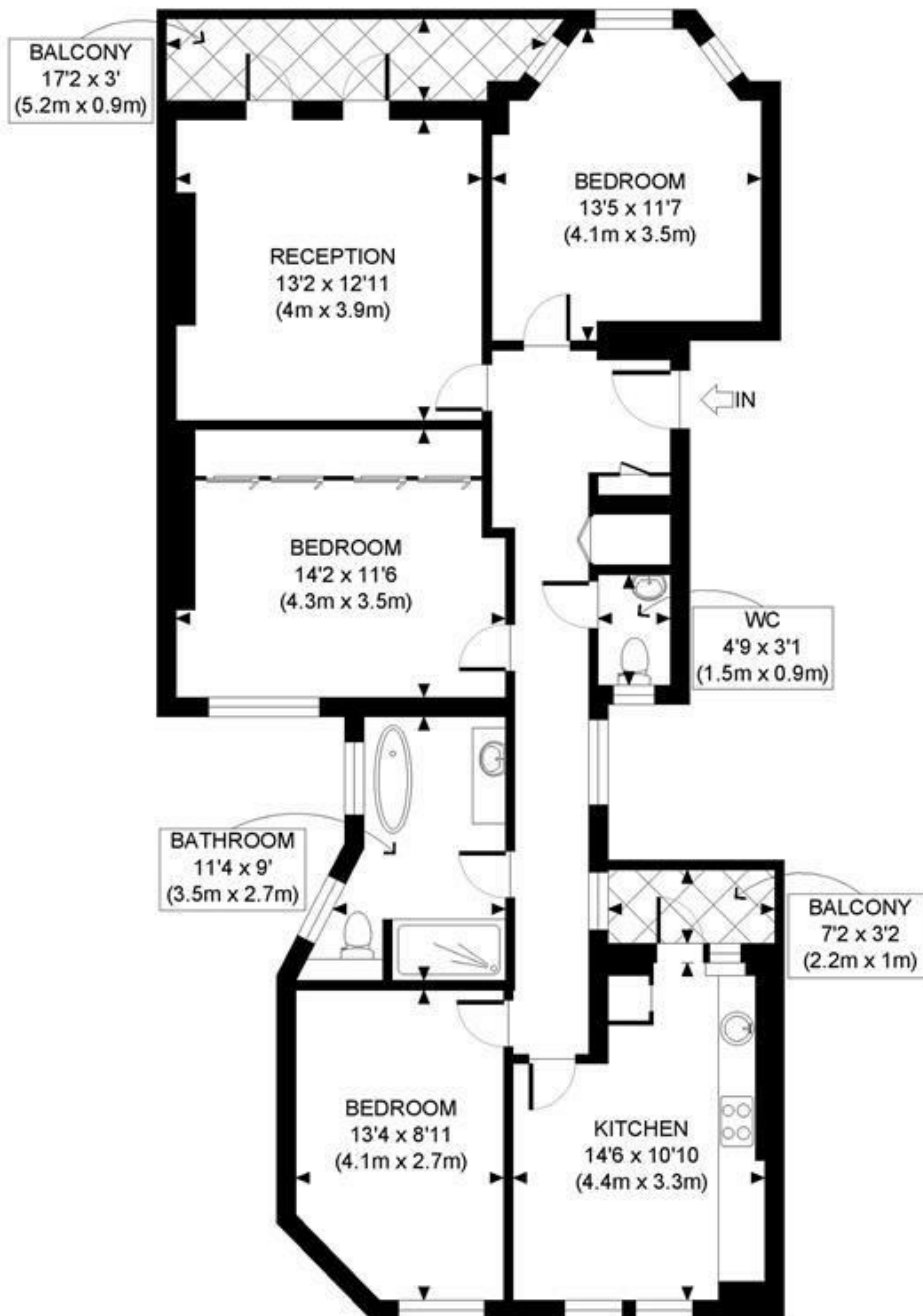


Exterior



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			
		73	83
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	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 992 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 992 SQ FT/ 92 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

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Est. 1995

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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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