



## Biddulph Mansions, London W9

**£925,000**

Compton Reeback are pleased to offer this spacious Three Bedroom, Two Bathroom (One En-Suite) raised ground floor apartment situated in this popular red brick mansion block. The flat benefits from reception with feature fire place, an eat-in-kitchen, Master bedroom with en-suite shower room, two further bedrooms, family bathroom, shower room, a guest W/C and use of communal garden. Ideally located on Elgin Avenue located only moments from Maida Vale Under Ground Station (Bakerloo Line) the open spaces of Paddington Recreation Ground and numerous shops and cafes. Share Of Freehold with unexpired lease of 952 years, Ground Rent £50.00 pa, Council Tax Band E, Service Charges £7,133.80 pa which includes contribution to sinking fund. SOLE AGENT.

# Biddulph Mansions, London W9

Reception room



En- Suite bathroom



Kitchen



Bedroom 2



Bedroom 1



Bedroom 3



# Biddulph Mansions, London W9

Bathroom



Kitchen



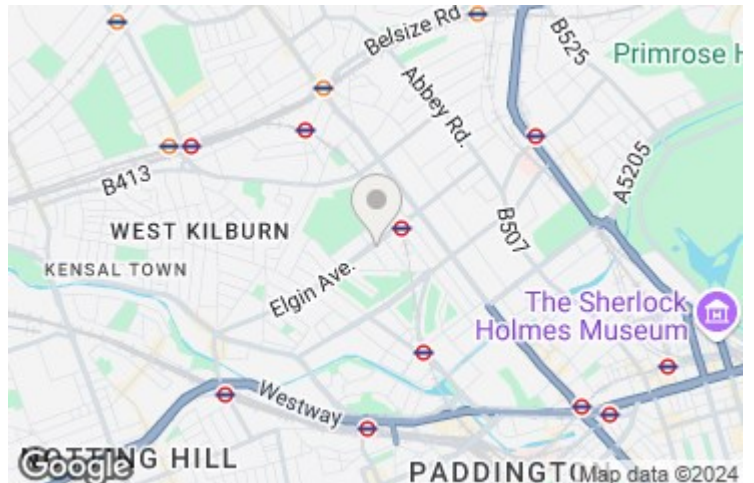
Exterior




Garden




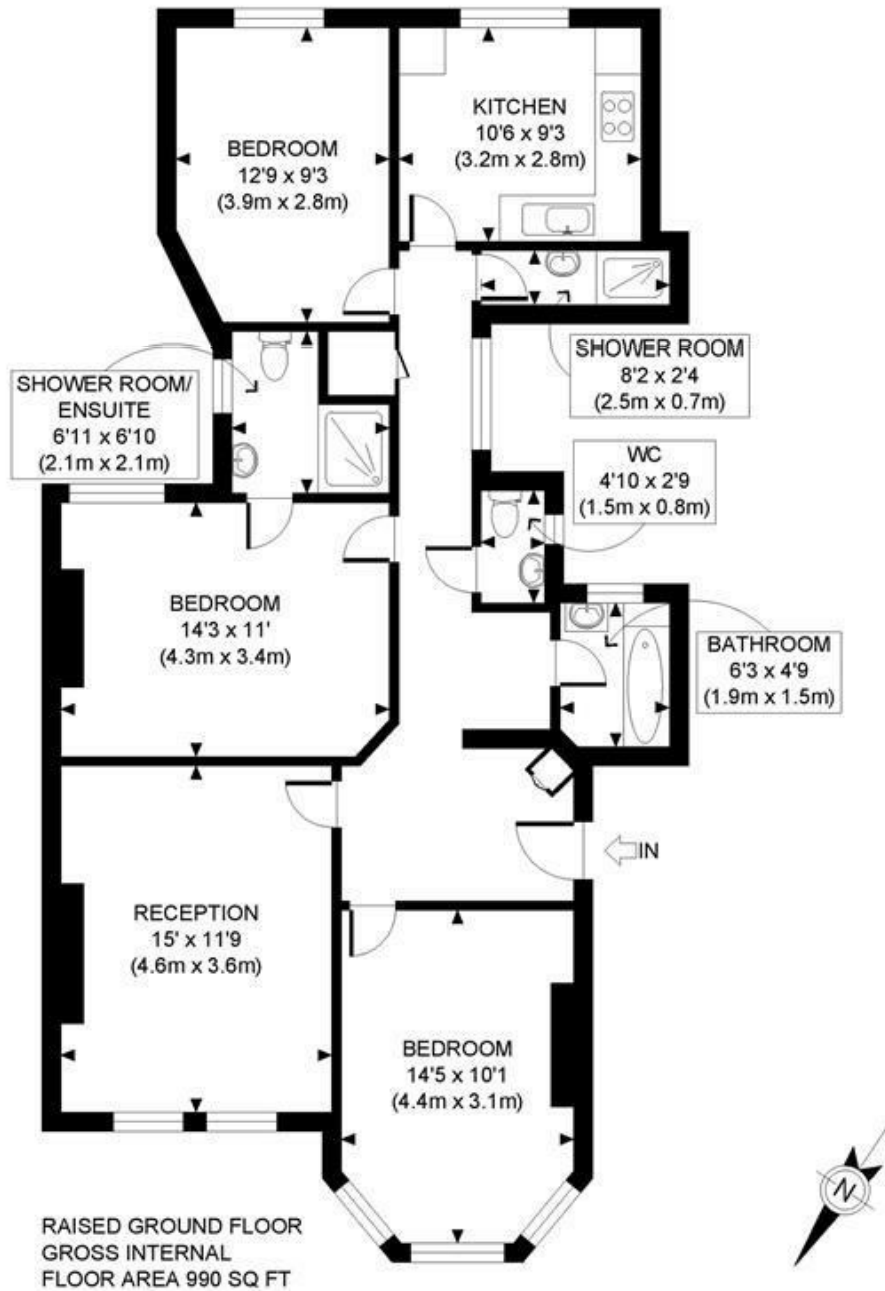
Reception



# Biddulph Mansions, London W9

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	84
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 990 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.

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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)

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