



Biddulph Mansions, Maida Vale W9

£1,200,000

A beautifully presented larger than average three bedroom apartment of some 1165 SqFt situated within this prestigious mansion block along Elgin Avenue. Ideally located in the heart of Maida Vale, the apartment has a 19' reception room with double doors directly to communal gardens, fitted kitchen with open area to reception room dining space, Main bedroom with excellent storage potential, Family bathroom plus additional separate shower room plus guest cloakroom. The apartment also boasts wood flooring throughout direct access to well kept communal gardens with side access from Biddulph Road, bike storage racks and caretaker. The apartment is situated within close proximity to Maida Vale underground station (Bakerloo Line) as well as excellent local shopping facilities along Elgin Avenue and Lauderdale Parade and the open space of Paddington Recreation Ground and sports club. Share of Freehold. The apartment has an unexpired lease of 968 years, a service charge of approximately £6,679.96 per annum which includes water rates, council tax band E, SOLE AGENTS.

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Reception Room



Bedroom 2



Kitchen



Bedroom 3



Bedroom 1

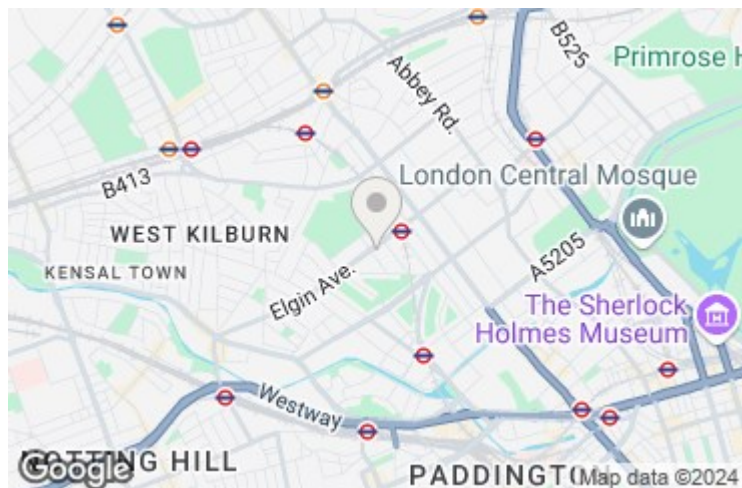


Bathroom



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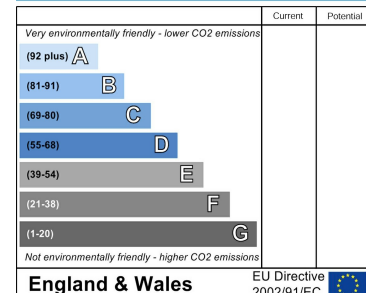
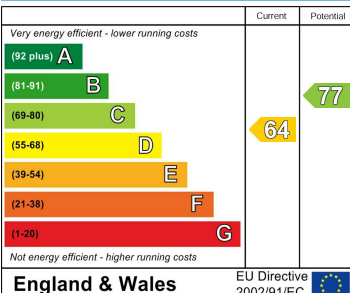
Shower Room



Communal gardens



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



Exterior





LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1165 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1165 SQ FT/ 108 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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