



Biddulph Mansions, Maida Vale W9

£1,175,000

A Beautifully presented two / three bedroom apartment situated on the second floor of this popular mansion block. The flat further comprises a bright reception room with built-in bookcases, feature fireplace and door to balcony, master bedroom with full length built in wardrobes and En - Suite bathroom with under floor heating, second bedroom with built-in wardrobes and feature bay window, modern family shower room with W/C, modern fitted eat-in-kitchen with additional service balcony, the property also has independent central heating, 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.

Biddulph Mansions, Maida Vale W9

Reception room



En Suite Bathroom



Kitchen



Bedroom 2



Dining space



Bedroom 1



Study



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Shower room



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Exterior



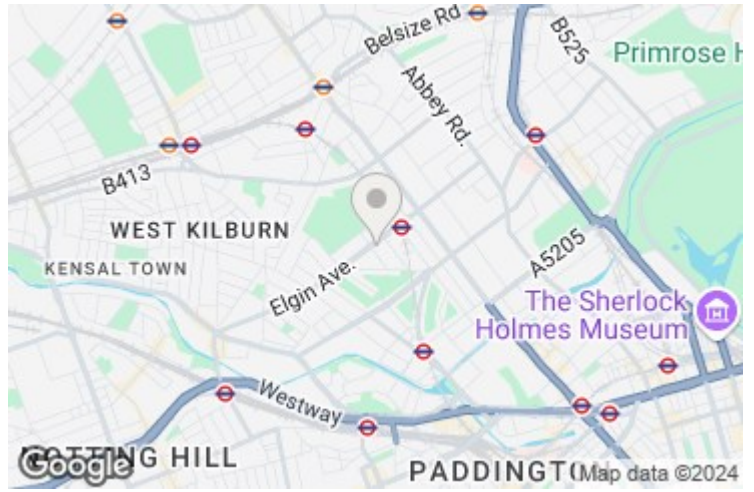
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Hallway



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Communal Garden



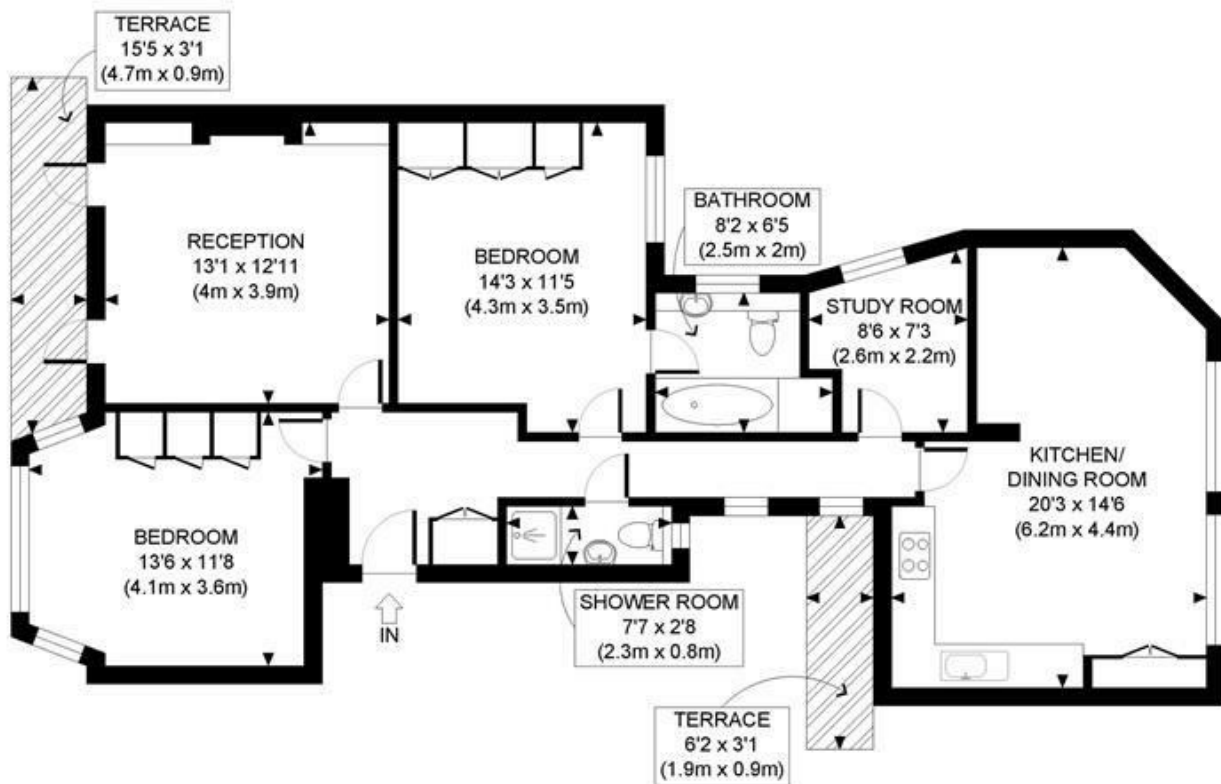
Balcony



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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	
		73	82

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	



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 978 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 978 SQ FT/ 91 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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