



## Biddulph Mansions, Elgin Avenue W9

**£1,000,000**

Compton Reeback are pleased to offer this three bedroom, two bathroom apartment situated on the second floor of this popular mansion block. The flat boasts reception with balcony, master bedroom with ensuite bathroom, two further bedrooms, shower room, eat-in-kitchen and the use of well landscaped communal gardens. Biddulph Mansions is ideally only moments from Maida Vale Underground Station (Bakerloo Line), numerous shops and cafes of both Elgin Avenue, Castellain Road and Lauderdale Parade as well as the open spaces of Paddington Recreation Ground. Share of Freehold with 950 years unexpired, Service Charge £7,725 pa, Ground Rent £50 pa, council tax band E. **SOLE AGENTS.**



# Biddulph Mansions, Elgin Avenue W9

Reception



Bedroom



Bedroom



Kitchen



Bedroom



Exterior



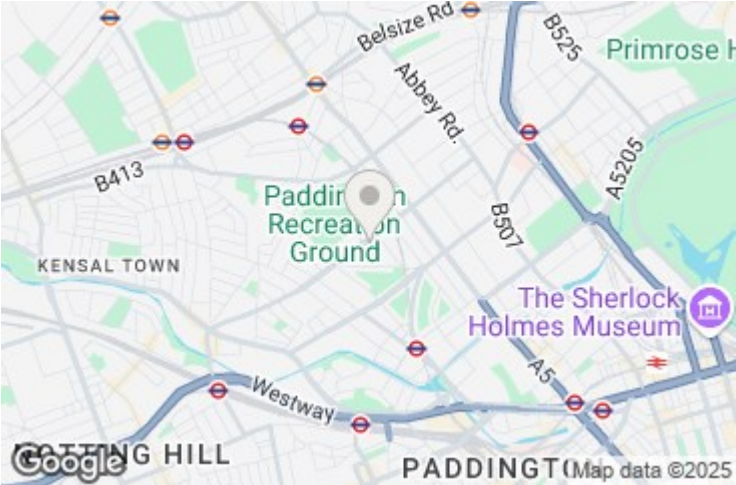
Balcony

# Biddulph Mansions, Elgin Avenue W9

## En-Suite Bathroom



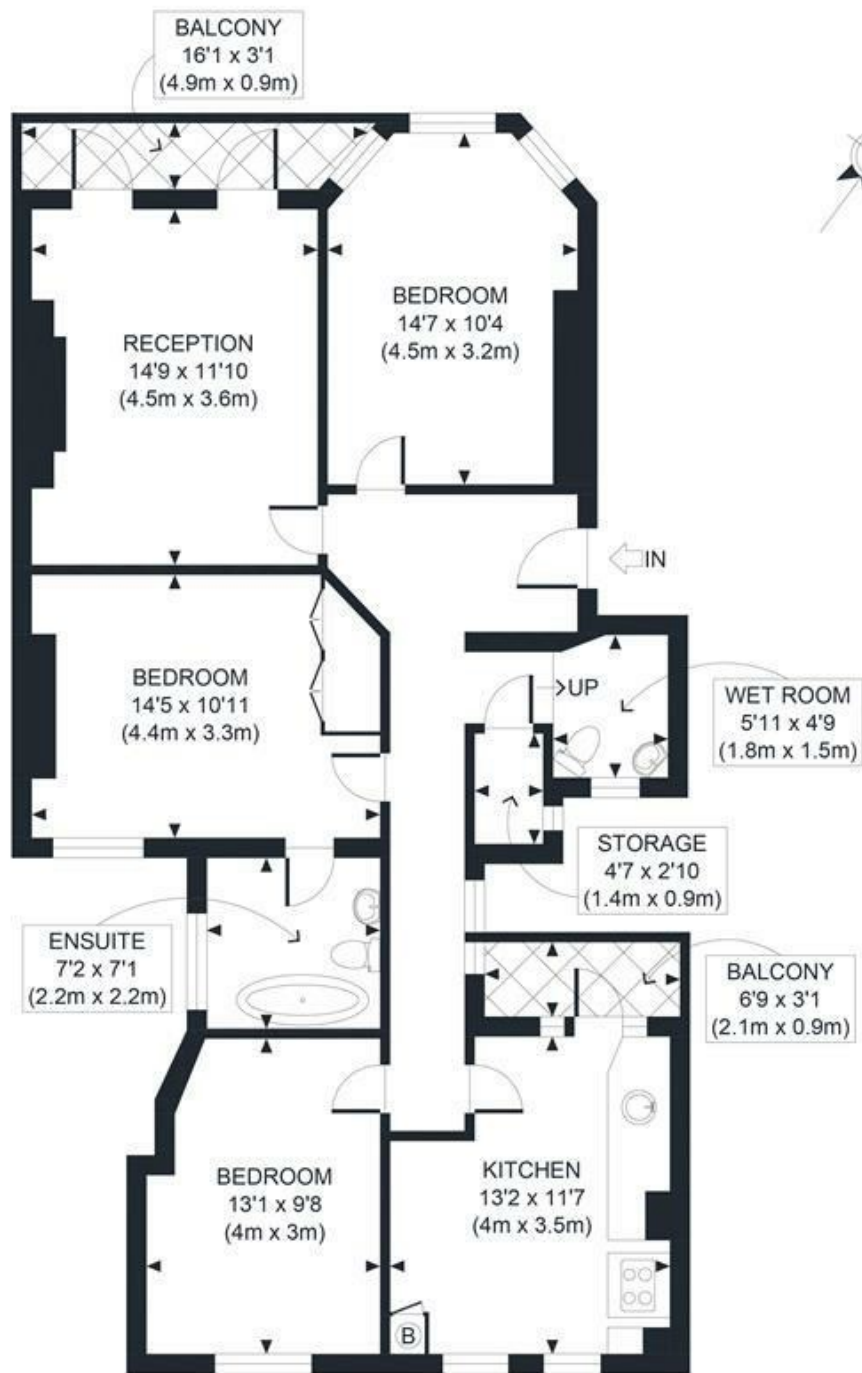
## Shower Room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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	

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





**SECOND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 997 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 997 SQ FT / 93 SQM**

Ref: CR

Copyright **photoplan**

**Disclaimer:** Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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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) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)

**comptonreeback.co.uk**