



# Biddulph Road

London, W9

Asking Price £2,500,000

A bright and spacious mid terrace 'arts and crafts' style home spanning approximately 2650 square feet and positioned on this ever popular residential street in central Maida Vale.

Spread over four floors, and benefitting from a charming 75 foot rear garden and 25 foot front garden, the current ground floor accommodation comprises a large double reception, bright and spacious conservatory, kitchen. The first floor is made up of two large double bedrooms and a smaller double which are all served by a bathroom and separate cloakroom. The top floor comprises another double bedroom with en suite bathroom along with plentiful loft storage. The lower ground floor is currently made up of two large rooms both used for storage.

The house does require some modernisation and possible reconfiguration, which could include, pending the necessary permissions, a conversion of the lower ground floor, rear ground floor extension and loft extension.

Biddulph Road is a short walk from the shops and restaurants of Clifton Road and close to Maida Vale and Warwick Avenue underground stations (Bakerloo Line).

**CHESTERTONS**



# Biddulph Road

London, W9

- A charming 'arts and crafts' style home spanning approx. 2650 square feet.
- The house has the most spectacular 75 foot rear garden.
- Positioned on a popular residential street in prime Maida Vale.
- Within close proximity of local transport links and Paddington Recreation Ground.



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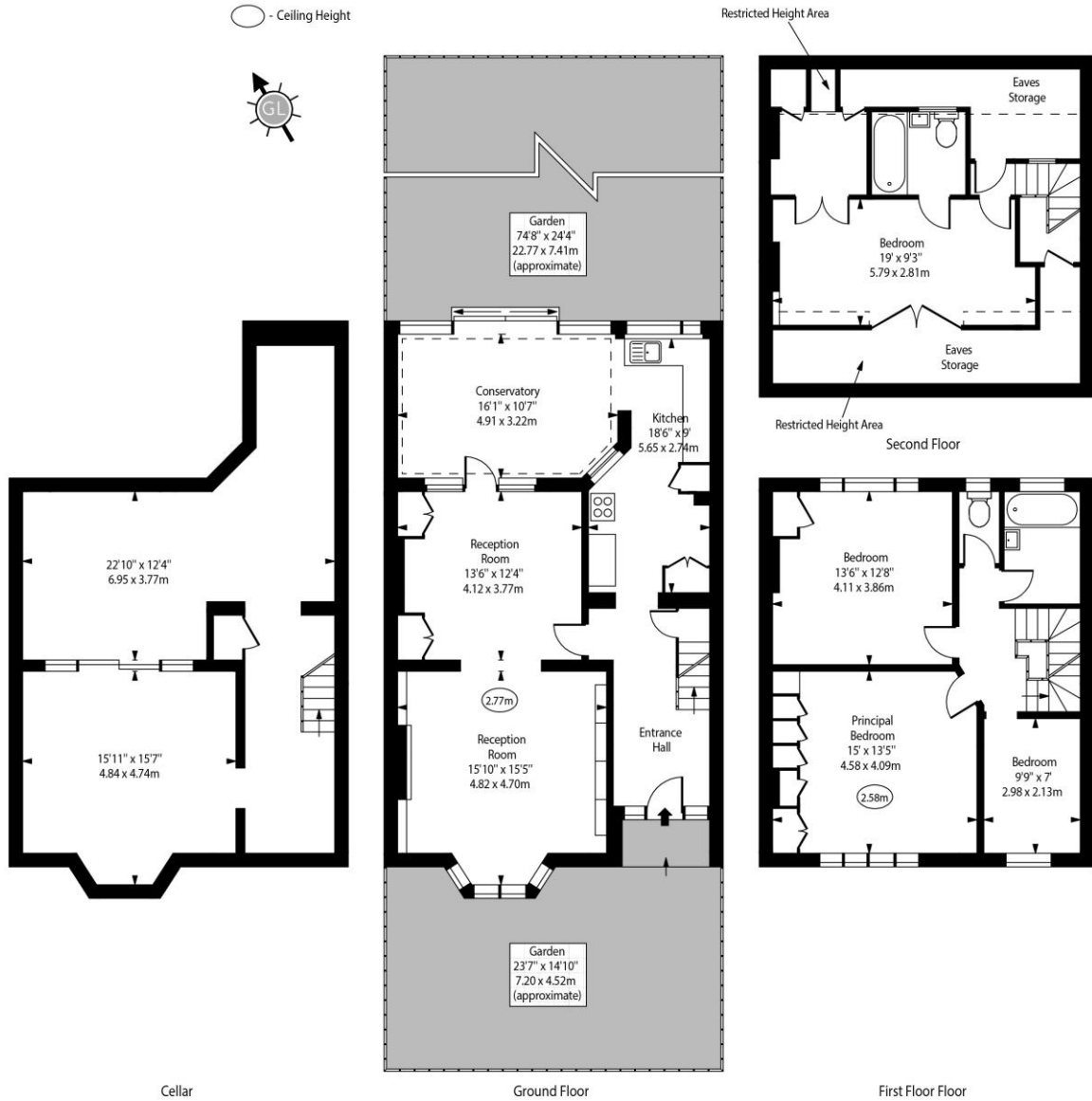
**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** City Of Westminster  
**Council Tax Band:** G

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Approx Gross Internal Area 2430 Sq Ft - 225.75 Sq M  
 Approx. Floor Area Including Restricted Heights 2646 Sq Ft - 245.81 Sq M  
 (Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.  
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