



## BIDDULPH MANSIONS, LONDON, W9 £1,150,000 SHARE OF FREEHOLD

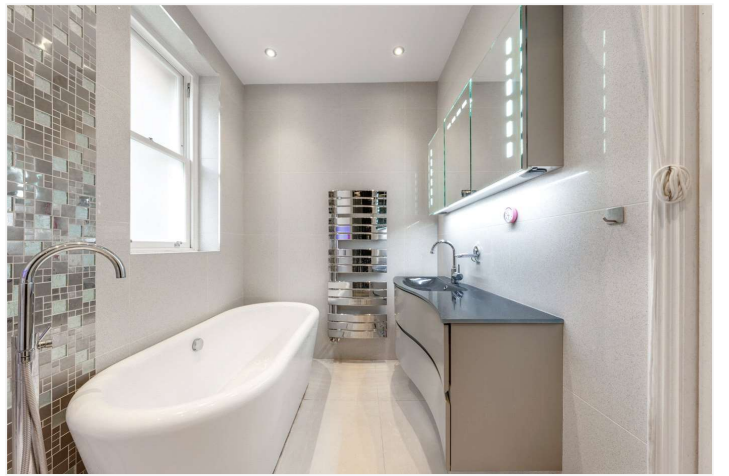
A spacious three-bedroom first floor apartment forming part of this well-known sought after mansion block, located in the heart of this sought after area, with use of the communal gardens. The apartment is being offered in good condition throughout and offers well-proportioned accommodation, including a fully fitted kitchen/breakfast room, three bedrooms, reception room with doors opening to a balcony, fully fitted bathroom with a separate shower cubicle and a guest cloakroom. Biddulph Mansions is situated moments away from all the local amenities including boutique shops, cafes, Paddington Recreation Ground and the Maida Vale Underground Station on the Bakerloo line (0.2 miles).

Three Bedrooms | Reception Room | Kitchen/Breakfast Room | Balcony | Bathroom With Separate Shower Cubicle | Guest Cloakroom | Communal Gardens | Share of Freehold

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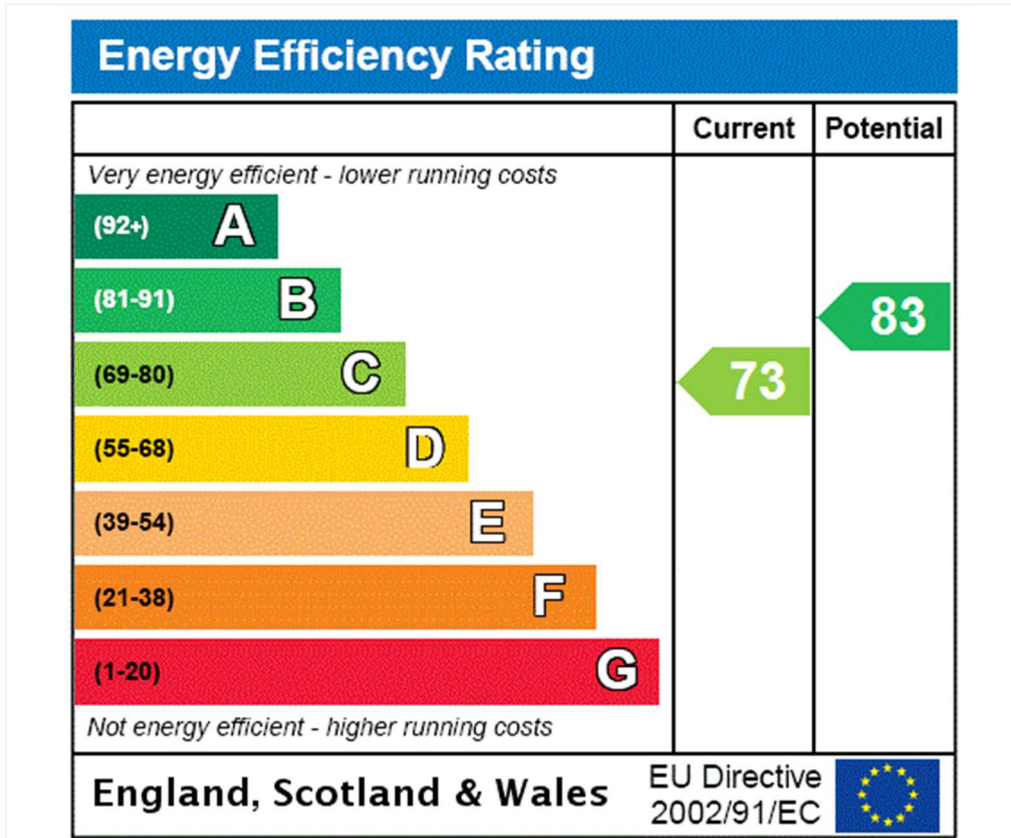
# Biddulph Mansions, Elgin Avenue, London W9 1HU

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 93.9 SQ M / 1011 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 93.9 SQ M / 1011 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Share of Freehold

**Term:** Expires - 29/09/2976

**Service Charge:** £4,220.46 (To include the water bill)

**Reserve fund:** £3,201.70

**Ground Rent:** £ 50 Annually (subject to increase)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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