



## BIDDULPH ROAD, W9 £1,150,000 SHARE OF FREEHOLD

Offered in excellent decorative order is this three-bedroom raised ground floor apartment, forming part of this well-known mansion block, located on this quiet tree lined residential road in the heart of Maida Vale. The apartment retains some wonderful features, including high ceilings, sash windows offering a wealth of natural light to the reception room, a lovely kitchen/breakfast room with doors opening onto a balcony overlooking small communal gardens, a principal bedroom suite, two further bedrooms and a bathroom. Biddulph Mansions is situated close (approx. 0.2 Miles) to shops, cafes on Elgin Avenue, Paddington Recreation Ground with an outstanding children's play area, tennis courts, cafes, running track and the underground (approx. 0.2 miles) at Maida Vale (Bakerloo Line).

Three Bedrooms | Bathroom | Shower Room | Kitchen/ Breakfast Room | Reception Room | Balcony | Communal Gardens

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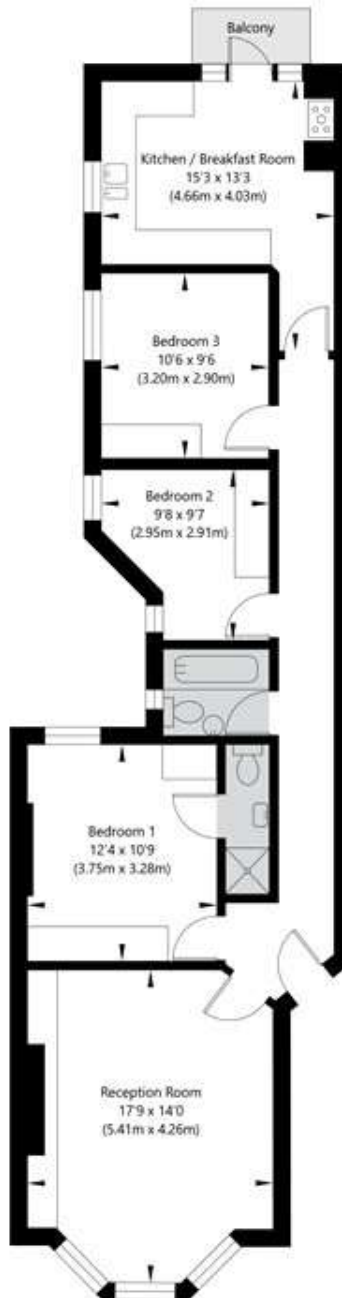






# Biddulph Mansions, London W9 1HX

Raised Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 84.72 SQ M / 912 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 84.72 SQ M / 912 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** Expires - 01/01/2976

**Service Charge:** £0 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** F

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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