

BIDDULPH MANSIONS – W9

Asking Price £1,100,000

Classically proportioned architecture meets West London elegance in this light-filled Edwardian mansion apartment



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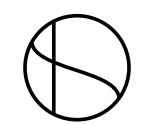


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RECEPTION



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Named after Queen Victoria's private secretary Sir Thomas Biddulph, and conceived over a century ago by architects Boehmer & Gibbs, Biddulph Mansions exemplifies the durable, classically proportioned apartments built at the turn of the 20th century for London's discerning professional classes.

Designed with differing elevations to respond to its setting, the more discreet standalone block on Biddulph Road enhances privacy and natural light, while reinforcing the calm, residential character of this quieter position.

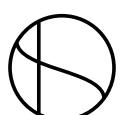
Set on the raised ground floor, the apartment enjoys excellent light and volume, together with a balcony overlooking the extensive communal gardens.

Positioned less than 150 metres from Paddington Recreation Ground, one of West London's largest open green spaces, with tennis courts, a running track and expansive sports grounds, and

just over 250 metres from Maida Vale Underground Station (Bakerloo line), providing direct access to the West End and the City of London.

Local delicatessens, restaurants and cafés are close at hand along both Elgin Avenue and Lauderdale Road.

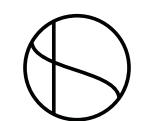
International connectivity is excellent, with access to Paddington Station, where the Elizabeth line and Heathrow Express provide direct services to Heathrow Airport. The nearby A40 offers an easy route west towards the Cotswolds, making light work of weekend countryside escapes.



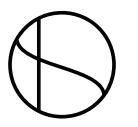
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KITCHEN / BREAKFAST ROOM



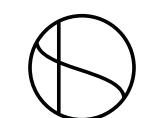
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RESIDENTS ONLY COMMUNAL GARDENS



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Raised Ground Floor

Approx Gross Internal Area **950 Sq Ft** (88.26 Sq M)



Plan for illustration purposes only. Not to scale.

Accommodation

- Principal Bedroom w/ en-suite shower room
- Bedroom 2
- Bedroom 3/ Study
- Family Bathroom
- Reception room
- Kitchen/ Breakfast room

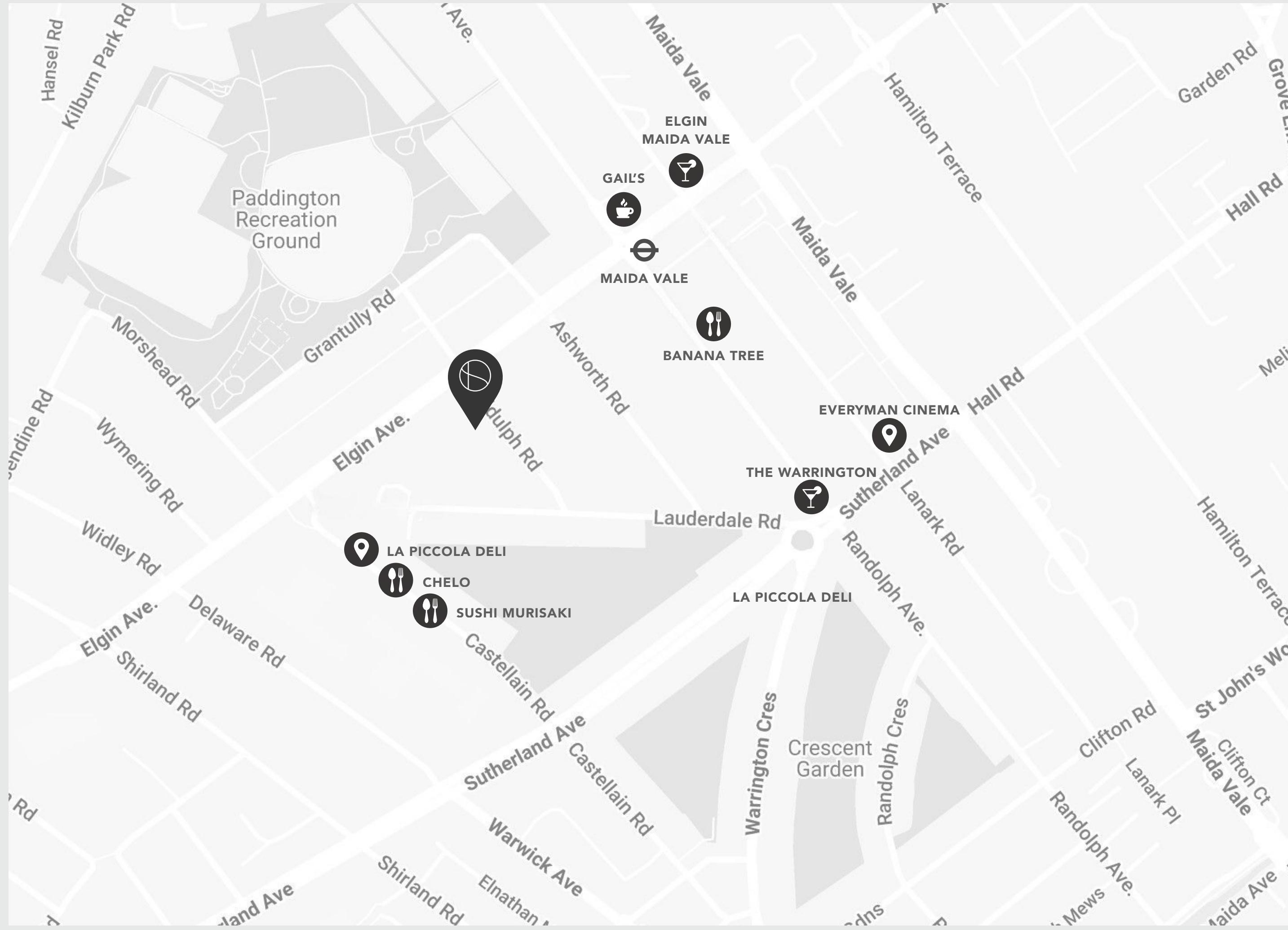
Amenities

- South-West facing balcony
- Communal gardens
- Residents permit parking



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Local Area



Terms

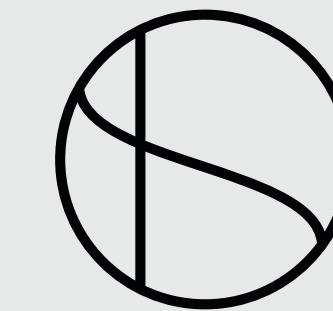
- **Tenure:** Share of Freehold
 - **Length of lease:** Approximately 950 years remaining
 - **Annual ground rent:** Peppercorn
 - **Annual service charge amount:** Approximately £5,500
 - **Council Tax:** London Borough of Westminster (Band F)

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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