



RANDOLPH AVENUE, W9 £1,250,000 SHARE OF FREEHOLD

An architecturally refurbished two double bedroom, two bathroom garden flat, situated on one of the most desirable roads in the area; forming part of a grand stucco fronted period house, located in the heart of Little Venice, adjacent to the famous Regents Canal. The apartment has been designed to create a fully-fitted integrated kitchen that opens out onto a reception/dining area with a floor-to-ceiling sash window, offering a wealth of natural light. The hallway leads to two double bedrooms; the principal bedroom has double doors leading onto a private paved patio garden with mature planted borders. Newly installed underfloor heating with smart controls, engineered wood flooring and luxury bathrooms with bespoke cabinetry and shower enclosure are key features. Randolph Avenue is located in the heart of this sought-after area, close to the boutique shops, cafes on Clifton Road (0.1 mile) and the Underground at Warwick Avenue (Bakerloo line - 0.2 miles).

Principal Bedroom With En Suite Shower Room | Second Bedroom | Bathroom |
Reception/Dining Room | Kitchen | Garden/Terrace | Share Of Freehold |

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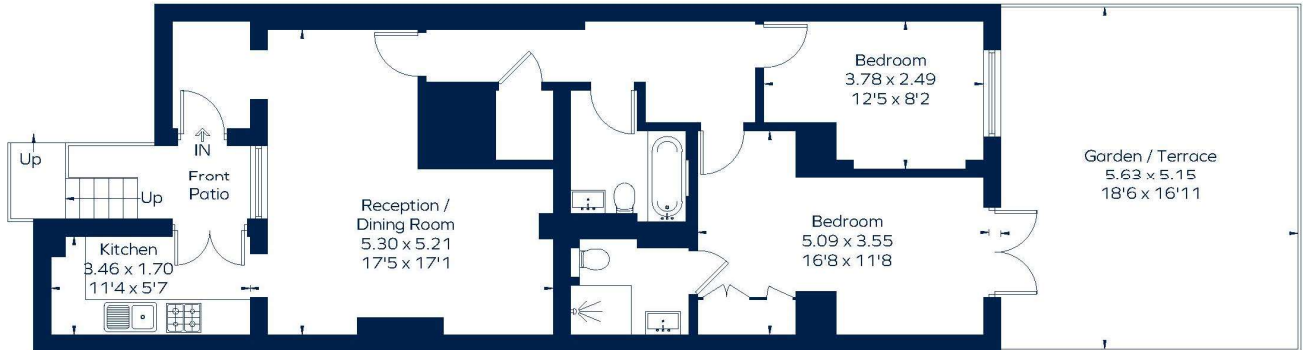
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RANDOLPH AVENUE

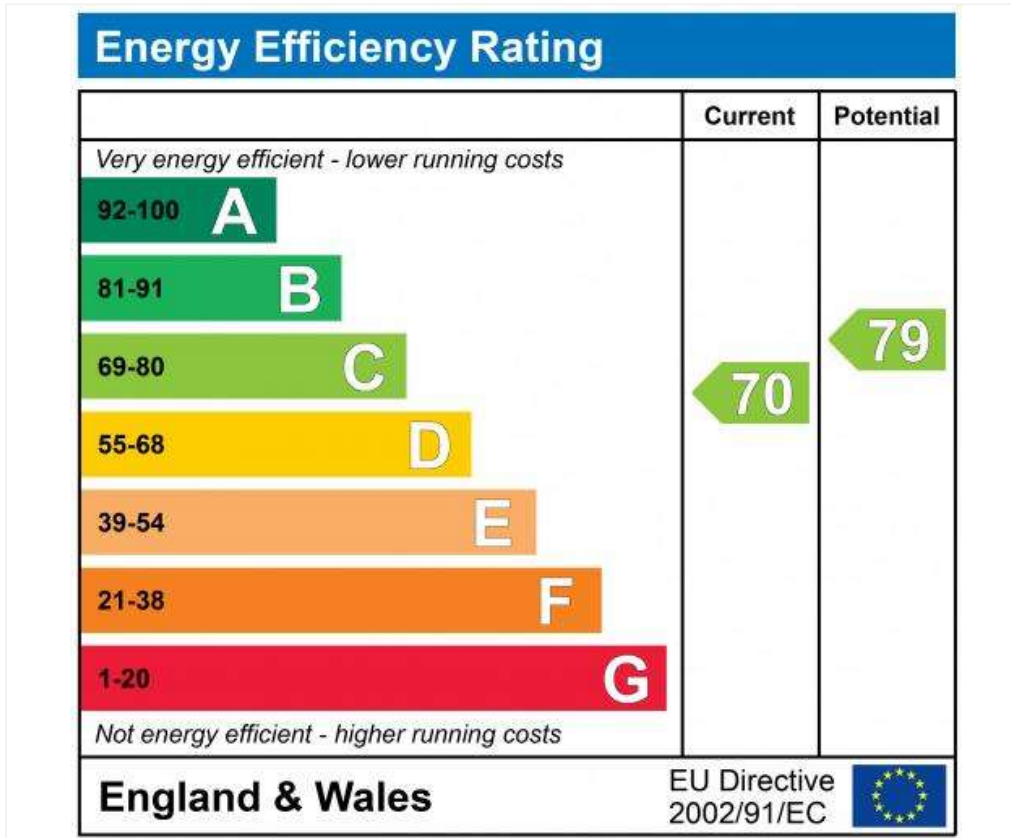
Approximate Gross Internal Area

Lower Ground floor = 833 sq. ft. (77.4 sq. m.)



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 966956



Tenure: Share of Freehold

Term: Expires - 01/01/2112 Currently in the process of extending the lease to 999 years

Service Charge: £5432 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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