



RANDOLPH AVENUE, W9 £2,650,000 SOLE AGENT Subject to contract

A unique opportunity to purchase a spacious (1,670 sqft) well-proportioned three double bedroom raised ground and first floor maisonette, with a private entrance (on the raised ground floor) forming part of a beautiful grand stucco fronted period conversion, offering a wealth of natural light and two balconies. The apartment retains some wonderful original features, including a grand reception/entertaining area with high ceilings, full-length sash windows, cornicing, a kitchen breakfast room with double doors opening onto a balcony overlooking gardens, a stunning principal bedroom suite with high ceilings (11.7 ft) and floor-to-ceiling French doors opening on to a south facing balcony. The apartment is ready for immediate occupation, and is located moments away from all the amenities that Little Venice has to offer including the boutique shops, cafes on Clifton Road, the famous Regents Canal and the underground at Warwick Avenue (Bakerloo line - 0.3 miles).

Principal Bedroom With En Suite Bathroom & Walk-In Wardrobe | Two Further Bedrooms | Shower Room | Reception Room | Dining Room | Kitchen/Breakfast Room | Two Balconies | Loft | Share Of Freehold

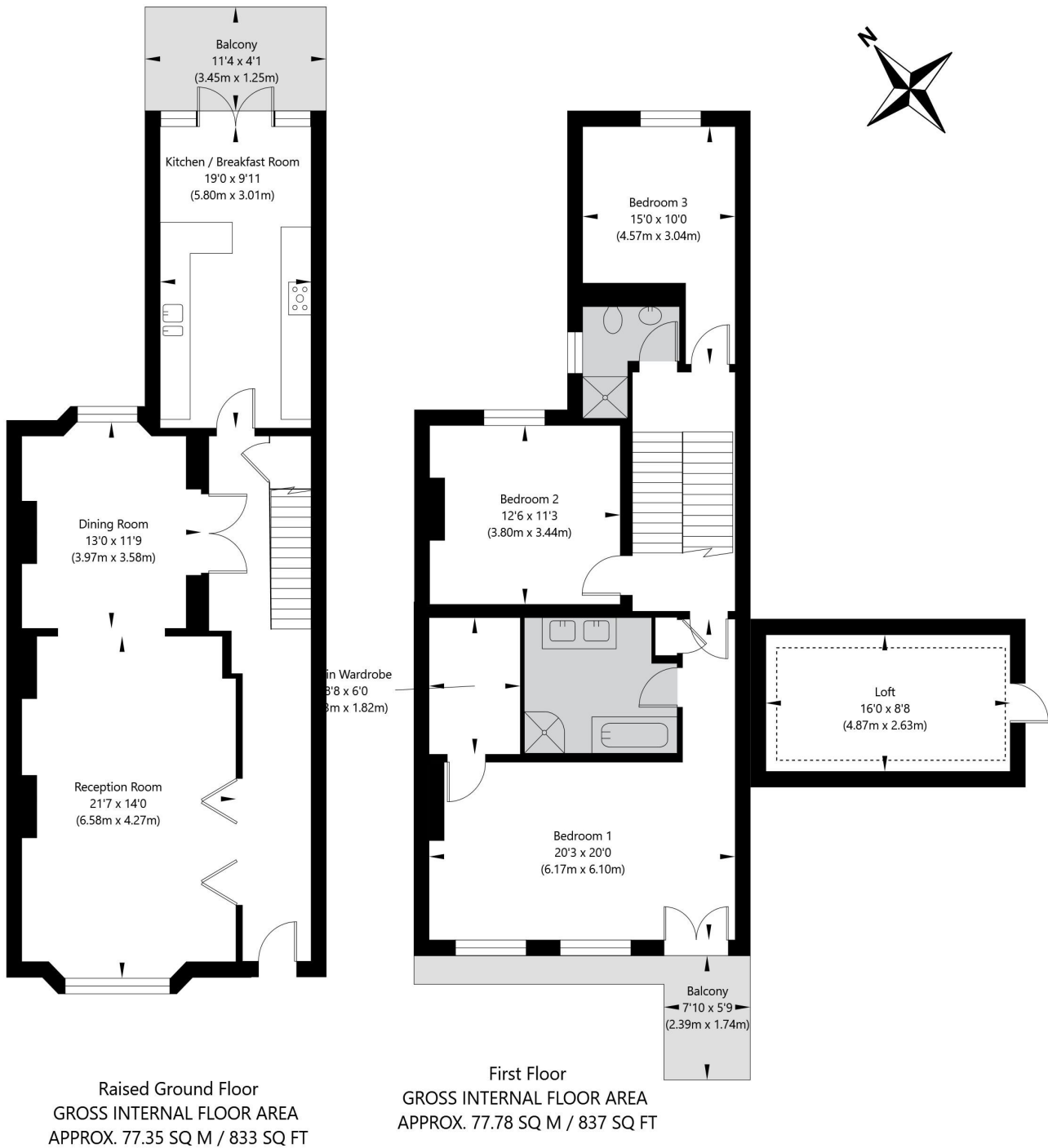
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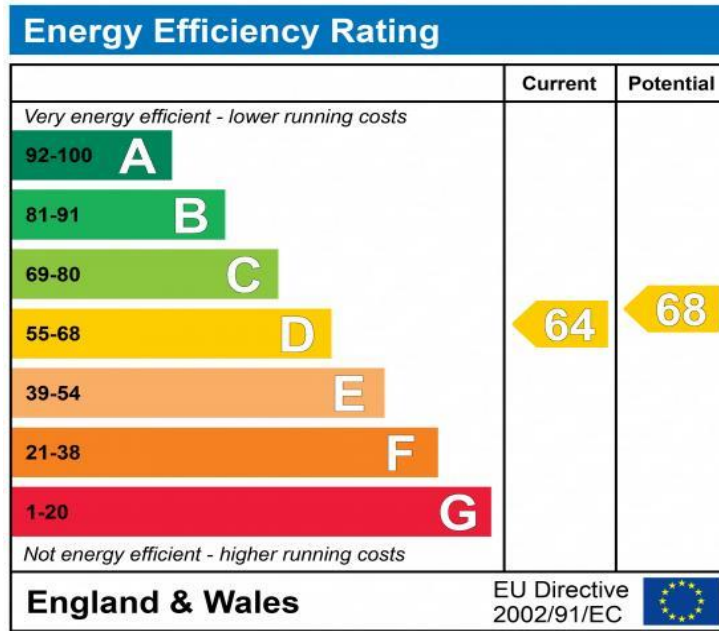
Randolph Avenue, London W9 1BG



APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 155.13 SQ M / 1670 SQ FT

MAX CEILING HEIGHT 3.56 M / 11.6 FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



Tenure: Share of Freehold

Term: 125 years from 24/06/1981 **NOTES:**

Service Charge: Approx. £3,840 per annum

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

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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