

RANDOLPH AVENUE, W9 £1,100,000 SHARE OF FREEHOLD

A rare and wonderful opportunity to purchase a spacious two-bedroom first floor apartment (the second bedroom being a galleried area) with floor-to-ceiling French doors, offering a wealth of natural light and opening out onto a balcony overlooking Randolph Avenue. The flat forms part of a grand stucco fronted period house, situated on a quiet tree lined road in the heart of Little Venice. The apartment offers well-proportioned accommodation, with a principal bedroom, ensuite shower room, a fully fitted kitchen/breakfast room, a second bathroom, a galleried area currently used as bedroom, and a large reception room with high ceilings and doors opening to a balcony. The apartment has use and views of the sought after triangle communal gardens, that are not appreciated until they have been seen. Randolph Avenue is located in the heart of this sought after area close to all the local amenities including the boutique shops, cafes on Clifton Road, the famous Regents canal and the Underground (Approximately 0.3 Miles) at Warwick Avenue (Bakerloo Line)

Principal Bedroom with Ensuite Shower Room | One Further Bedroom | Second Bathroom | Floor-to-ceiling French doors | Fully Fitted Kitchen | Breakfast Room | Large Reception Room | Communal Garden

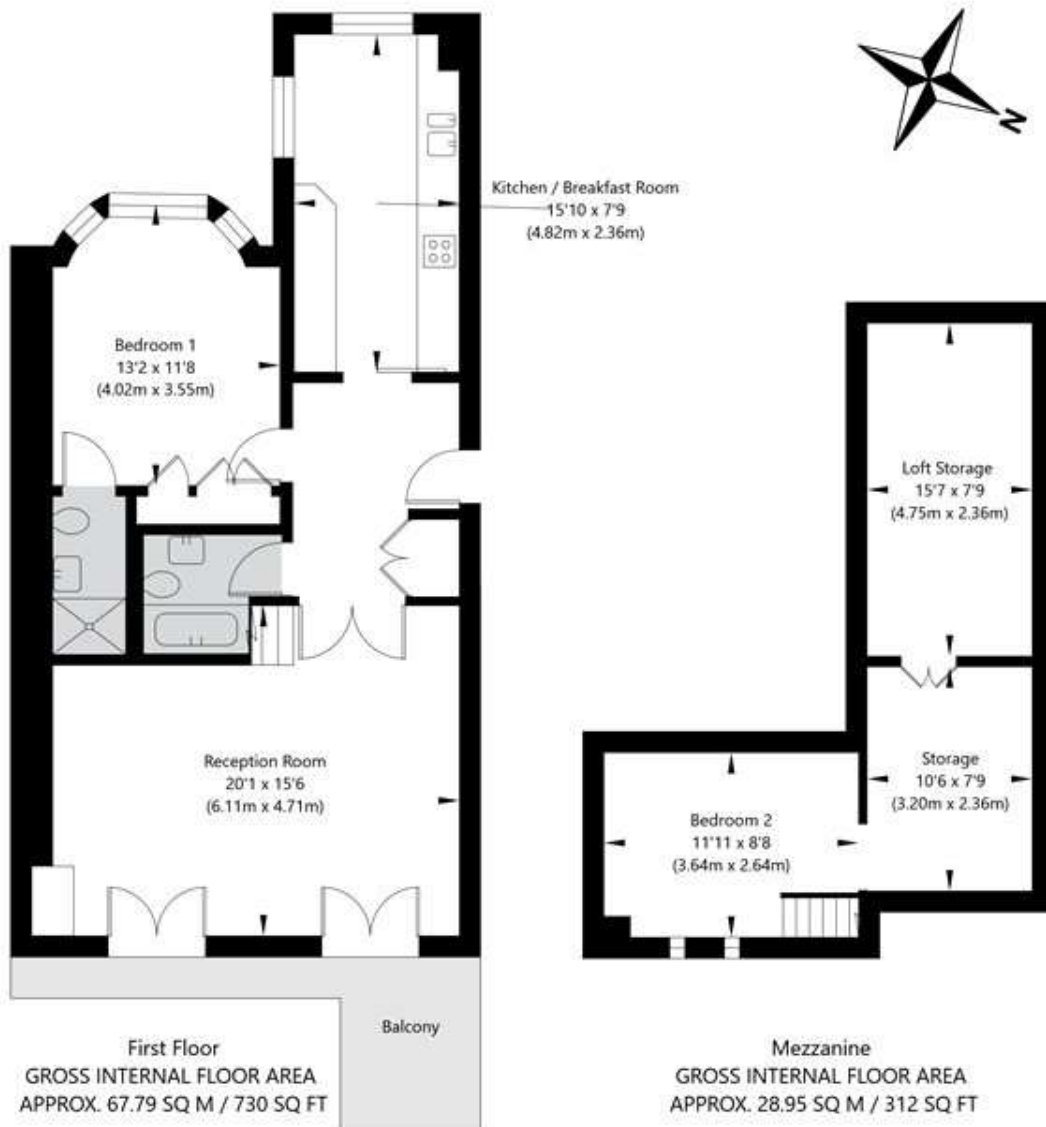
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Randolph Avenue, London W9 1BQ



APPROXIMATE GROSS INTERNAL FLOOR AREA 96.74 SQ M / 1042 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING MEZZANINE 67.79 SQ M / 730 SQ FT

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 25/09/2106

Service Charge: £4504 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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