



RANDOLPH AVENUE, W9 Offers Over £1,300,000 JOINT SOLE AGENT Subject to contract

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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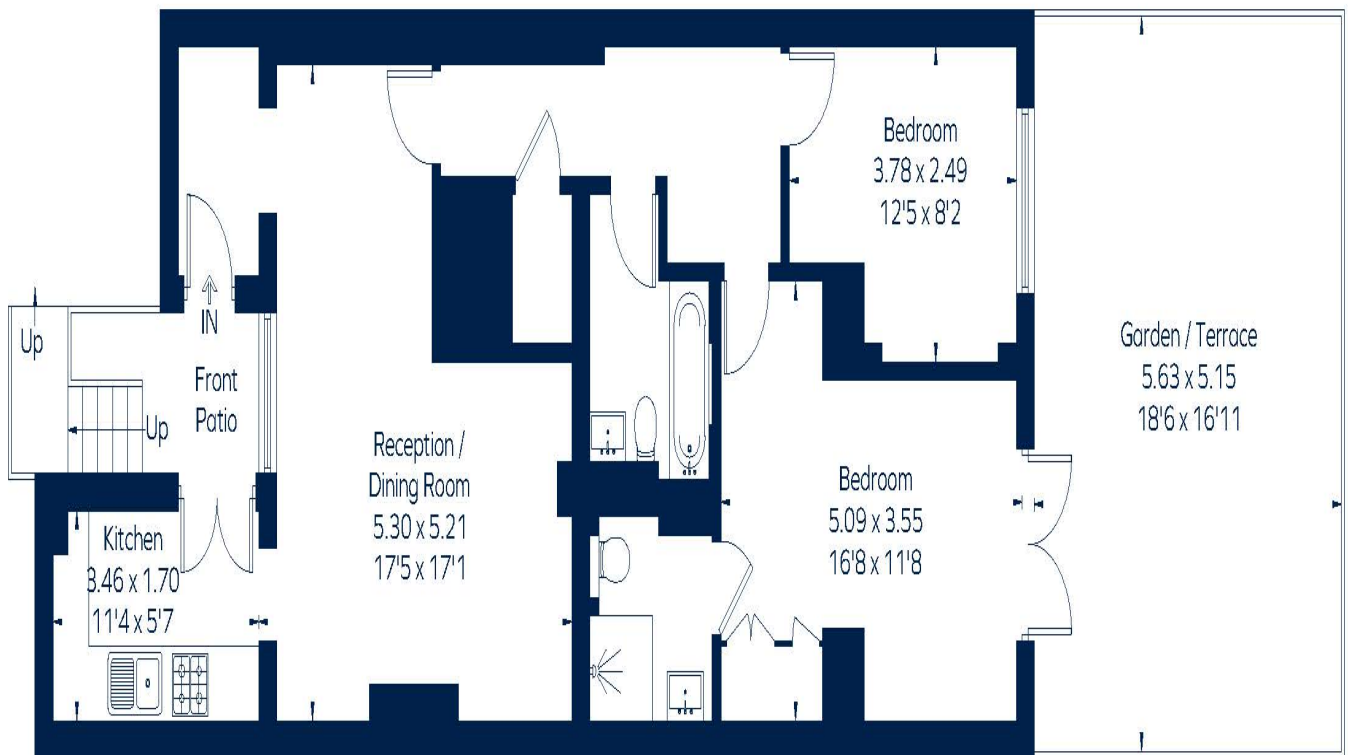




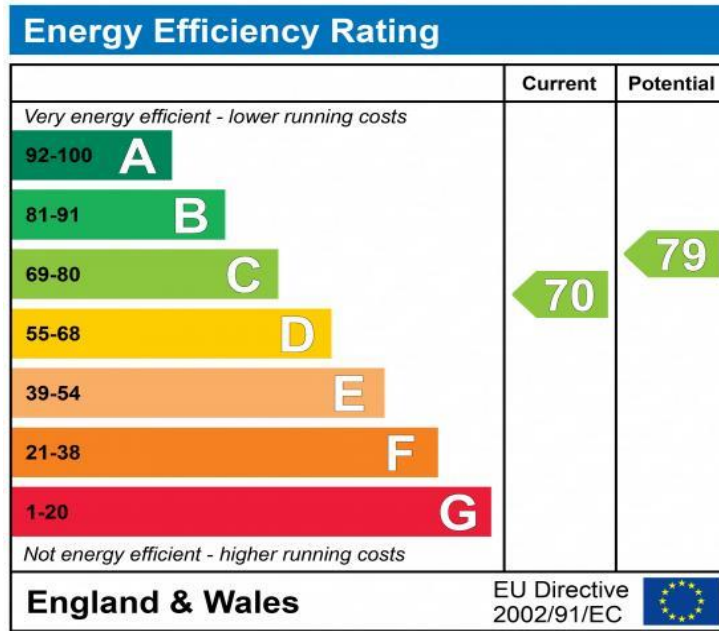
RANDOLPH AVENUE

Approximate Gross Internal Area

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



Lower Ground Floor



Tenure: Share of Freehold

Term: 125 years from 29/09/1987 **NOTES:**

Service Charge: £5,432 per annum

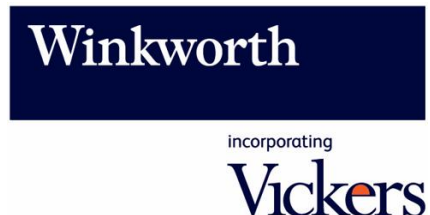
Current Ground Rent: A Peppercorn / No Ground Rent Applicable

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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