



## RANDOLPH AVENUE, LONDON, W9 £5,250,000 SHARE OF FREEHOLD

A fantastic opportunity to purchase an architecturally designed, large (approximately 2760 sq. ft.) lateral four-bedroom ground and garden maisonette with direct access to a private south west facing garden, leading directly onto the stunning sought after Triangle Communal Garden. Randolph Avenue is one of Little Venice's most desirable roads, lined with beautiful period stucco fronted houses. The apartment forms part of a converted house with a private entrance and has been custom designed, arranged over two floors with a stunning reception room with high ceilings (approximately 3.42m), floor to ceiling windows opening onto a balcony with views across the communal gardens and a large open plan fully fitted kitchen/ second reception room with double doors leading onto the private garden. The apartment also has a grand primary bedroom suite with high ceilings, double doors opening to a balcony, a large walk-in wardrobe with an elegant 5-piece ensuite bathroom and three other bedrooms and bathrooms plus a utility room. Randolph Avenue is situated close to all the local amenities offered by this fashionable area including the boutique shops, cafes on Clifton Road (approximately 0.1 mile) the famous Regents canal and the underground (approximately 0.3 miles) at Warwick Avenue (Bakerloo line).

Primary Bedroom With Walk In Wardrobe & En-Suite | Second Double Bedroom with Ensuite Shower Room | Two Further Bedrooms | Family Bathroom | Family Shower Room | Open Plan Kitchen/ Dining Reception Room | Balcony | Utility Room | Patio | Vault | Rear Garden | Access To The Triangle Communal Gardens | Share Of Freehold

View our virtual tour here: <https://www.youtube.com/watch?v=xPkx12A5S6A>

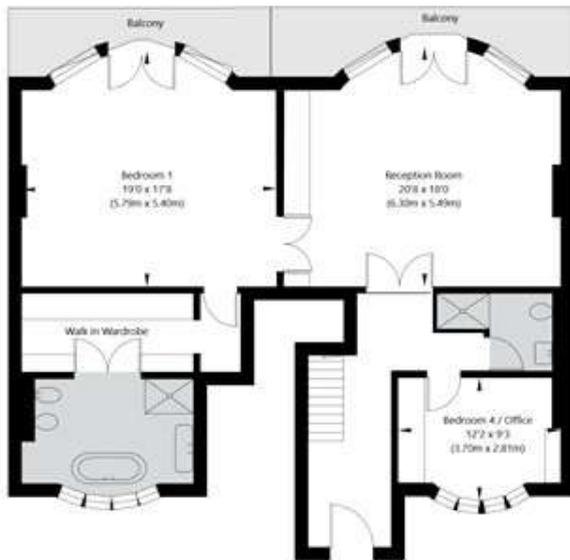
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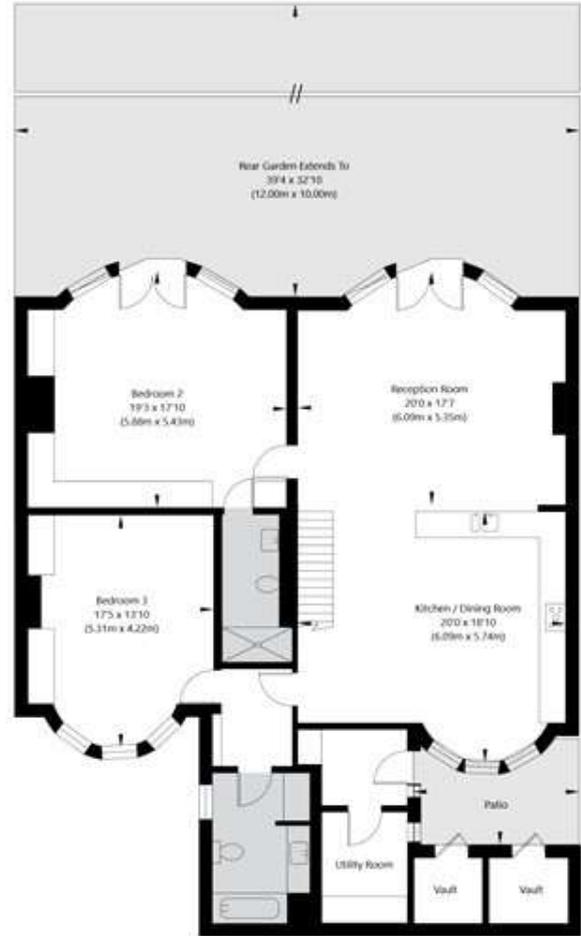
for every step...



Randolph Avenue, London W9 1BQ



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 108.19 SQ M / 1165 SQ FT



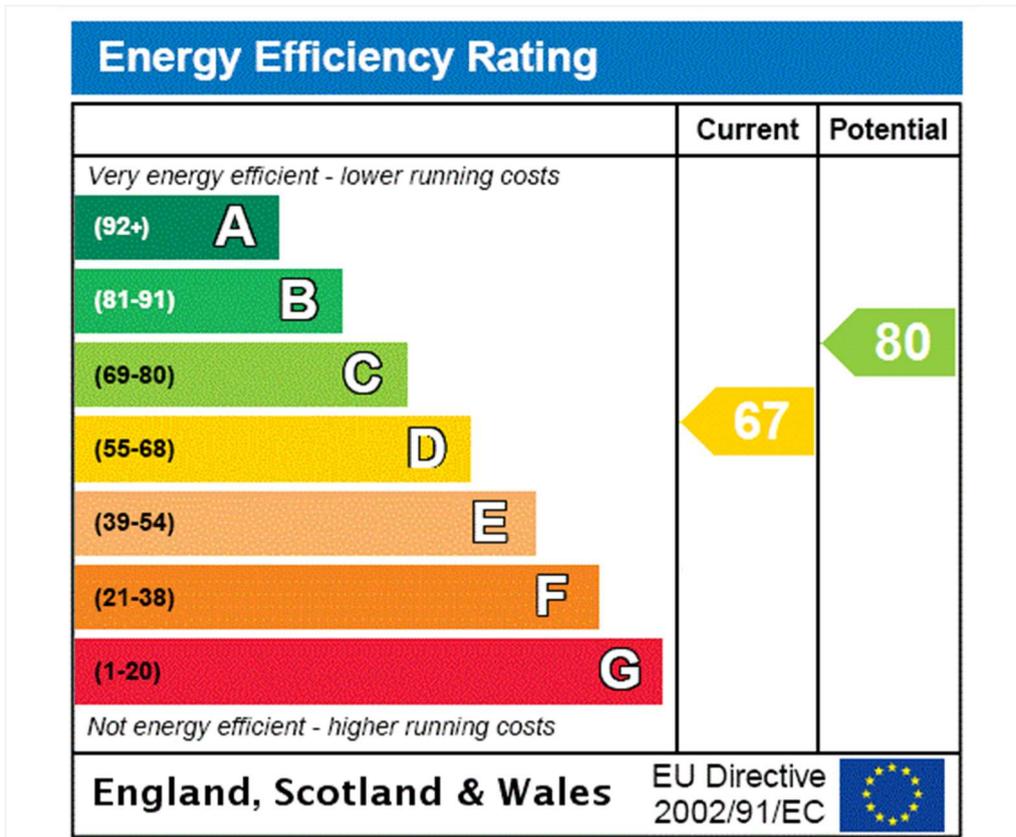
Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 148.2 SQ M / 1595 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 256.39 SQ M / 2760 SQ FT  
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING VAULTS 250.91 SQ M / 2701 SQ FT

GROUND FLOOR CEILING HEIGHT 3.42 M / 11.2 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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**Tenure:** Share of Freehold

**Term:** Expires - 24/06/2106

**Service Charge:** £11,384 per annum

**Ground Rent:** £0

**Council Tax Band:** H

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