



## RANDOLPH CRESCENT, W9 £1,800,000 SHARE OF FREEHOLD

A rare opportunity to purchase this immaculate raised ground floor apartment with direct access to communal gardens. This spacious, bright, two-bedroom, two-bathroom apartment forms part of an impressive converted period house, located on one of the most desirable roads in Little Venice, with use and views of the sought-after triangle Communal Gardens. The apartment has been renovated to an outstanding finish and benefits from wonderful features including a grand reception room with high ceilings (3.33 metres), two sets of French doors opening onto a private balcony with stairs leading down to the gardens. The property offers well-proportioned accommodation with a large entrance hall, principal bedroom suite with walk in wardrobe, open plan kitchen/reception room with built in storage as well as second bedroom, shower room and separate utility room. Randolph Crescent is a quiet tree lined residential street situated in the heart of Little Venice, close to all the local amenities including the boutique shops, cafes on Clifton Road, the famous Regents Canal and the Underground at Warwick Avenue Bakerloo line (Approximately 0.2 miles).

Two Bedrooms | Walk in Wardrobe | Bathroom | Shower Room | Kitchen | Reception Room | High Ceilings | Private Balcony | Communal Gardens | Share of Freehold

View our virtual tour here: <https://www.youtube.com/watch?v=JsnkQ1c2-XM>

**Winkworth**

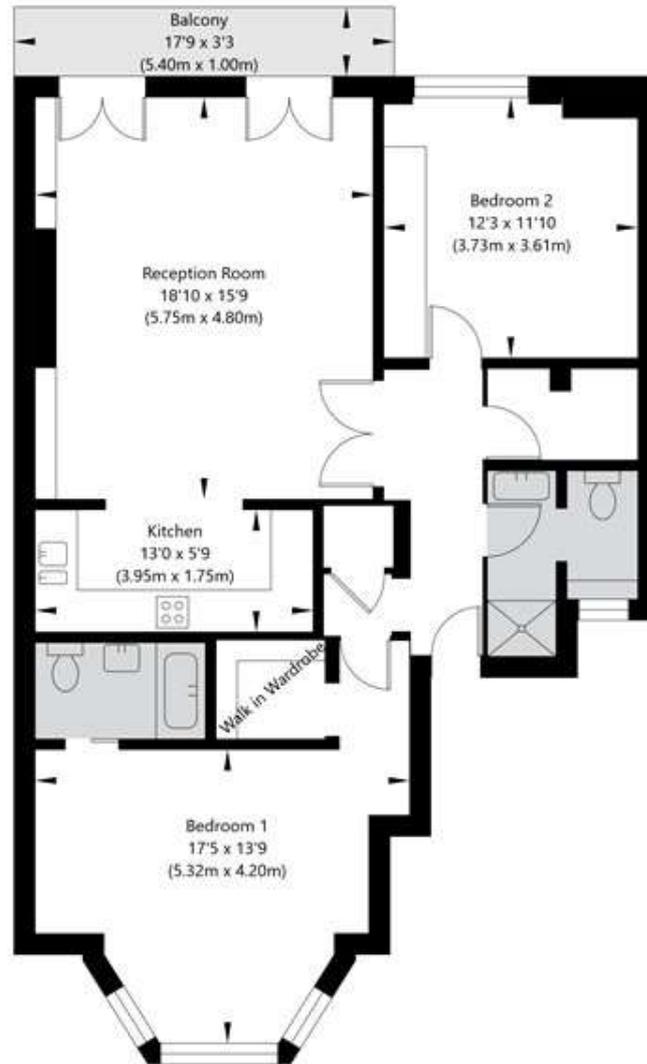
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# Randolph Crescent, London W9 1DR

Raised Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 95.0 SQ M / 1028 SQ FT  
CEILING HEIGHT 3.33 M / 10.11 FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 95.0 SQ M / 1028 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	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold  
**Term:** Expires - 01/01/3017  
**Service Charge:** £4,769.72 per annum  
**Ground Rent:** £ 0 Annually  
**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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