



RANDOLPH CRESCENT, LONDON, W9 £1,850,000 SHARE OF FREEHOLD

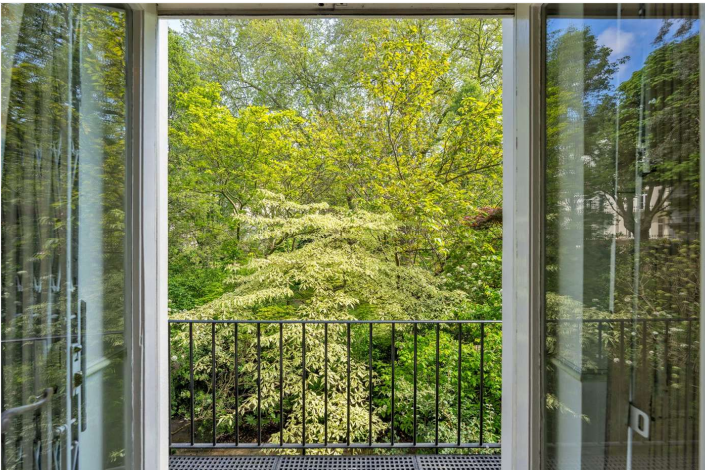
A wonderful and rare opportunity to purchase a spacious, bright, two-bedroom two-bathroom raised ground floor apartment, forming part of an imposing converted period house, located on one of the most desirable roads in Little Venice, with use and views of the sought-after triangle Communal Gardens. The apartment needs some refurbishment and retains some wonderful features including a grand reception room with high ceilings (3.75 metres), two sets of French doors opening to a balcony, with stunning views across the communal gardens and stairs leading down to the gardens. The apartment offers well-proportioned accommodation with a large entrance hall which was used by its previous owner as a dining area, a principal bedroom suite with high ceilings and fitted wardrobes, a second bedroom, shower room and a fully fitted kitchen. 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 | Two Ensuite Bathrooms | Entrance Hall | Kitchen | Reception Room | Communal Gardens | Balcony

Winkworth

for every step...

winkworth.co.uk/maida-vale



Randolph Crescent, London W9 1DR

Raised Ground Floor
Ceiling Height 3.75 M 12.3 FT
GROSS INTERNAL FLOOR AREA
APPROX. 98.71 SQ M / 1062 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 98.71 SQ M / 1062 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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

Tenure: Share of Freehold

Term: Expires - 24/06/2980

Service Charge: £5,522.36 per annum

Ground Rent: £ 0 Annually

Council Tax Band: G

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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |

maidavale@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk/maida-vale

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.