

RANDOLPH CRESCENT, LONDON, W9 £1,750,000 SHARE OF FREEHOLD

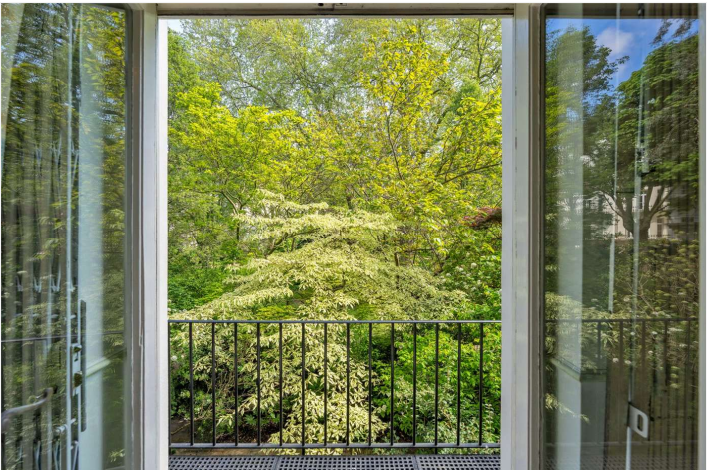
A wonderful and rare opportunity to purchase a spacious, bright, two-bedroom two-bathroom raised ground floor apartment, forming part of an imposing converted period house, located on one of the most desirable roads in Little Venice, with use and views of the sought-after triangle Communal Gardens. The 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 | Share of Freehold

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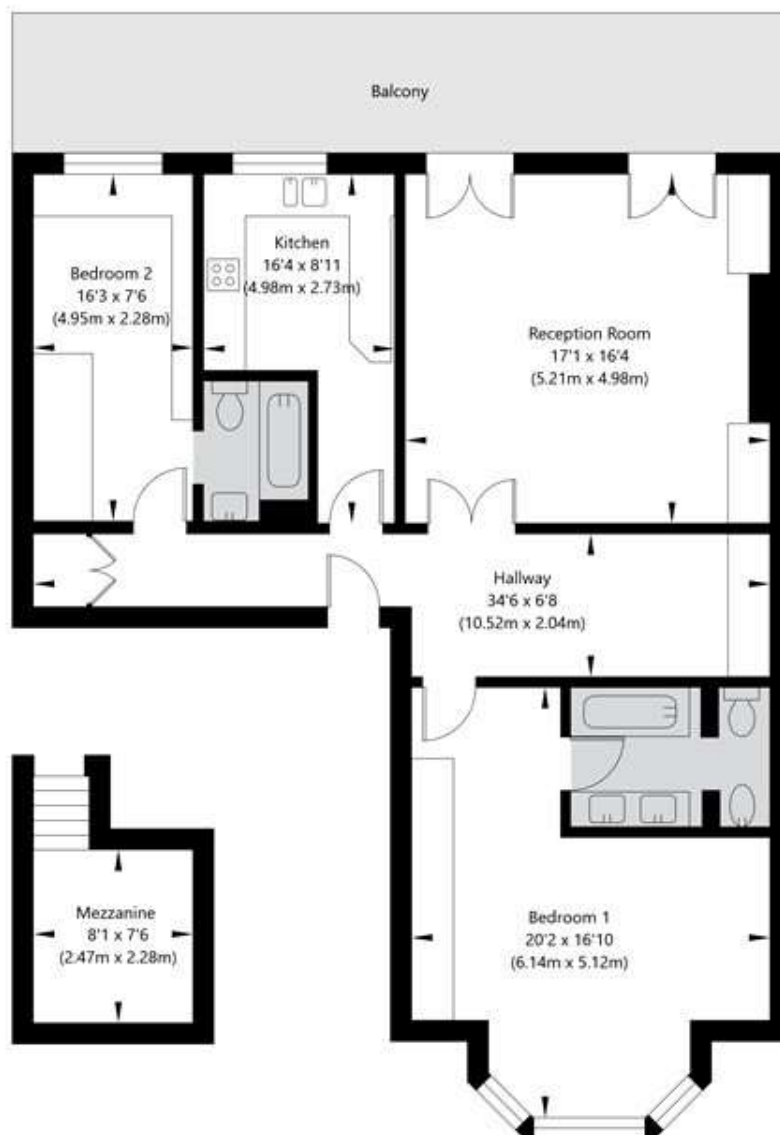
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Randolph Crescent, London W9 1DR

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
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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		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 (subject to increase)

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.

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