



**Randolph Avenue, London, W9**

**£1,200,000 Share of Freehold**



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).



**Winkworth Maida Vale**

020 7289 1692 | maidavale@winkworth.co.uk

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## KEY FEATURES

- Principal Bedroom With En Suite Shower Room
- Second Bedroom
- Bathroom
- Reception/Dining Room
- Kitchen
- Garden/Terrace
- Share Of Freehold



## MATERIAL INFO

**Tenure:** Share of Freehold

**Lease Expiry Date:** 01/01/3023

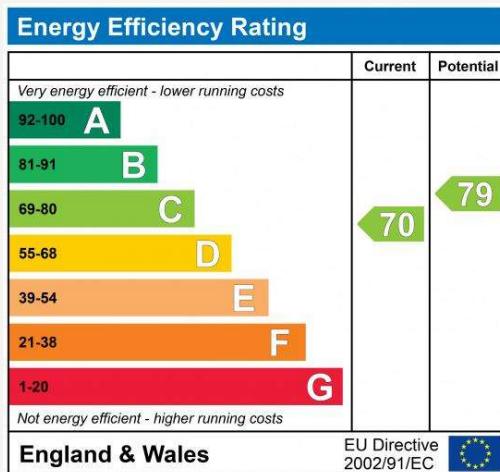
**Service Charge:** £4,268 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** F

**EPC rating:** C





For more information, scan the QR code or visit the link below

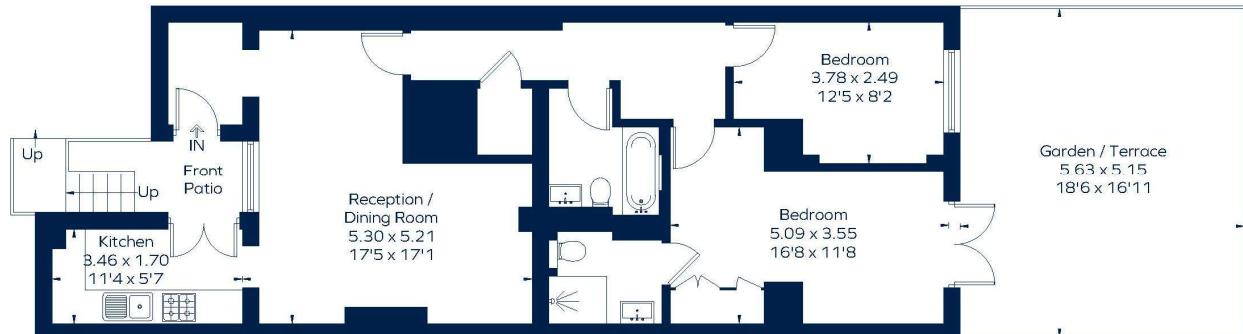


<https://www.winkworth.co.uk/sale/property/MDV230007>

## RANDOLPH AVENUE

Approximate Gross Internal Area

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



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
ID 960956

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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