

## RANDOLPH CRESCENT, W9 £1,500,000 SHARE OF FREEHOLD

A wonderful and rare opportunity to purchase a spacious, bright, two double bedroom second floor apartment, forming part of an imposing converted house with recently refurbished common areas, located on one of the most desirable tree lined roads in Little Venice, with use and views of the sought-after triangle Communal Gardens. The apartment has been architecturally designed by its current owner and retains some wonderful features including a bright reception room with full length sash windows, offering amazing views across the communal gardens. The apartment has been designed to create well-proportioned accommodation with a spacious entrance leading onto a reception room with a partition wall which offers the opportunity of having the kitchen breakfast room open or closed to the living room. The property boasts a principal bedroom suite with doors opening onto a balcony (not forming part of the demise), a second double bedroom, two fully fitted bathroom suites and a heated cupboard designed for drying clothes and towels. Randolph Crescent is located 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 - 0.15

Principle Bedroom Suite | Further Double Bedroom | Two Bathroom | Kitchen/Breakfast Room | Reception Room | Communal Gardens

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for every step...

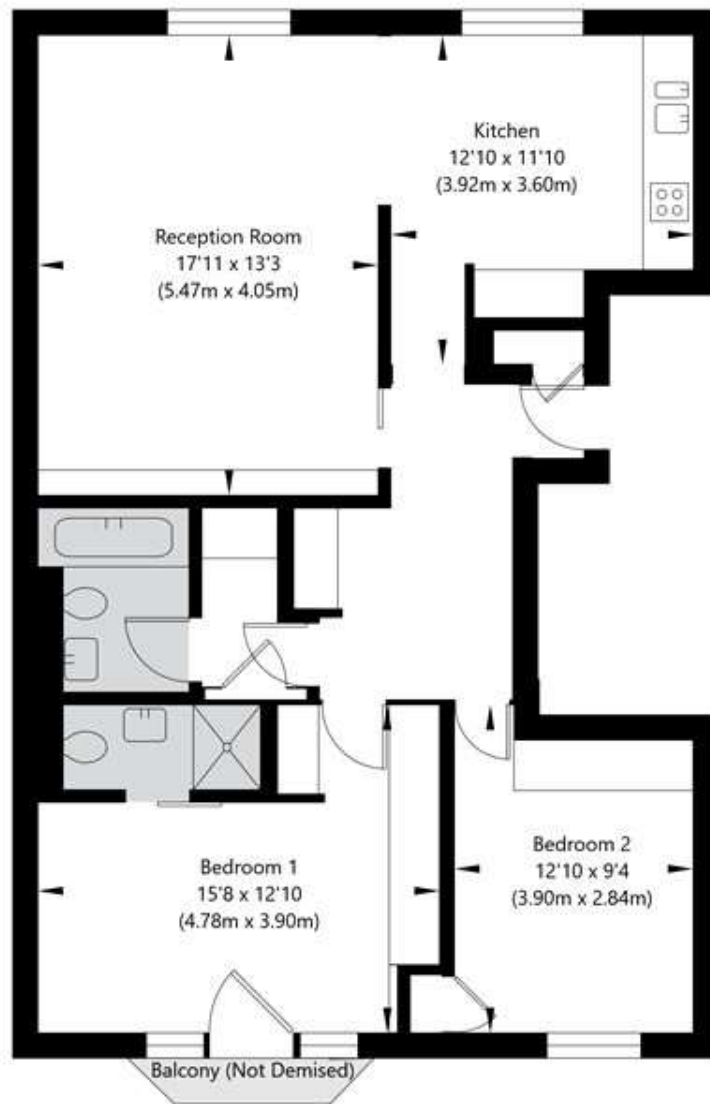
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## Randolph Crescent, London W9 1DR

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 82.39 SQ M / 887 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 82.39 SQ M / 887 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             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Share of Freehold

**Term:** Expires - 09/10/2980

**Service Charge:** £3347.56 per annum

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

**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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