





RANDOLPH AVENUE, W9 £2,000,000 SHARE OF FREEHOLD

Winkworth have the pleasure in offering a bright, spacious, three bedroom, third floor apartment (with a lift) situated on one of the most sought-after roads in Little Venice, on the corner of Randolph Avenue and Randolph Crescent. The apartment forms part of an impressive detached stucco fronted converted Victorian house, with use and views of the well-known and sought after Crescent Communal Gardens. The apartment offers a wealth of natural light and has been designed to create well-proportioned accommodation with three double bedrooms, two bathrooms, a shower room, spacious entrance hall, a grand reception room with high ceilings, full length sash windows and a separate kitchen. Randolph Avenue is located within walking distance of all the local amenities offered by this fashionable area, including the boutiques, shops and cafes on Clifton Road (approximately 0.2 Miles), the famous Regents Canal and the Underground at Warwick Avenue (Bakerloo line 0.2 miles).

Principal Bedroom with En-Suite Bathroom | Second Bedroom with En-Suite Bathroom | Third Bedroom | Shower Room | Separate Kitchen | Reception Room | Passenger Lift | Communal Gardens | Share of Freehold



for every step...







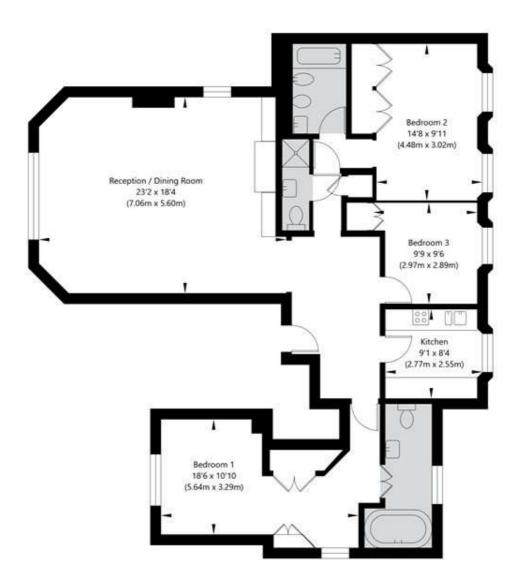




Randolph Avenue, London W9 1DW

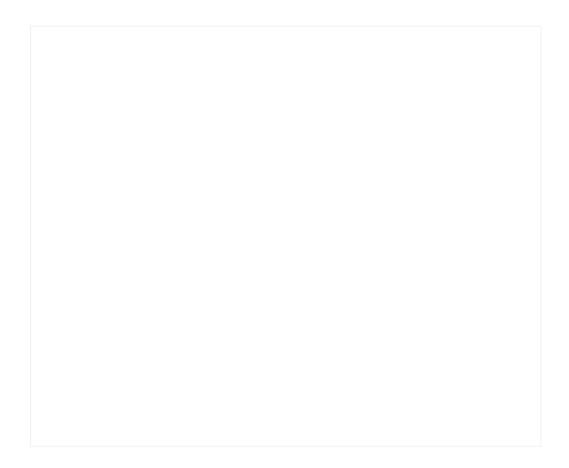
Third Floor GROSS INTERNAL FLOOR AREA APPROX. 116.66 SQ M / 1256 SQ FT





APPROXIMATE GROSS INTERNAL FLOOR AREA 116.66 SQ M / 1256 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



Tenure: Share of Freehold

Term: Expires - 01/01/3022

Service Charge: £8,305.67 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.

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



for every step...

winkworth.co.uk/maida-vale