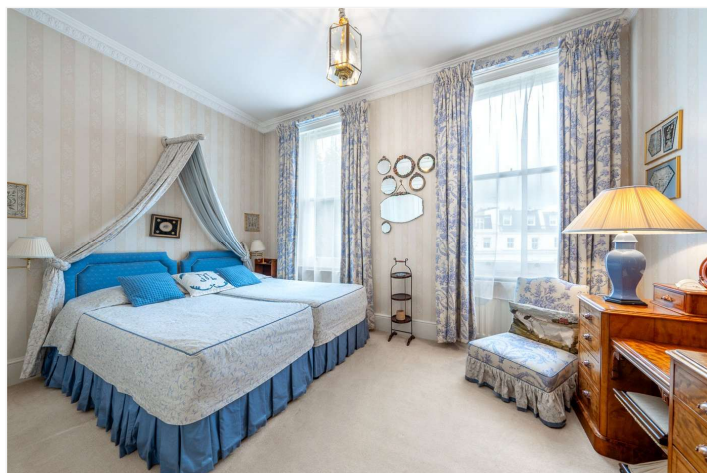




RANDOLPH AVENUE, W9 £2,000,000 SHARE OF FREEHOLD

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

View our virtual tour here: <https://www.youtube.com/watch?v=wLt2gE8d7c8>

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Winkworth

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.

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 - 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.

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