

## RANDOLPH AVENUE, LONDON, W9 £3,250,000 FREEHOLD

A unique opportunity to purchase a large (approximately 3469 sq. ft.) period freehold house with a large private garden, located in the heart of this sought after area currently arranged as six self-contained one-bedroom apartments. Randolph Avenue is situated in the heart of this sought after area close to all the local amenities including, Paddington Recreation ground with outstanding children's play area, tennis courts, running track, boutique shops and cafes on Elgin Avenue and the underground (Approximately 0.1 Mile) at Maida Vale (Baker Loo line). Please note there is a restrictive covenant on the property "that there should not be more than one flat on each floor".

Please note that the pictures represent a selection of rooms within the six self-contained apartments.

Six Self-Contained One Bedroom Apartments | Large Private Garden

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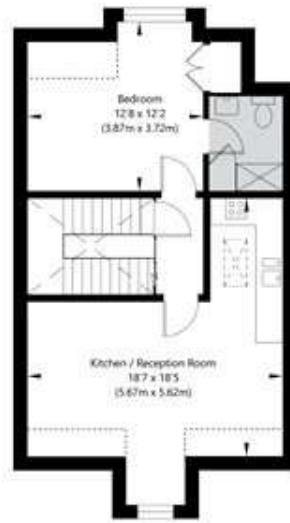
Randolph Avenue, London, W9 1PF



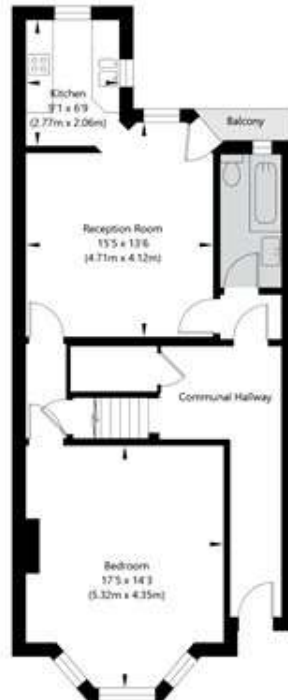
Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 77.06 SQ M / 829 SQ FT



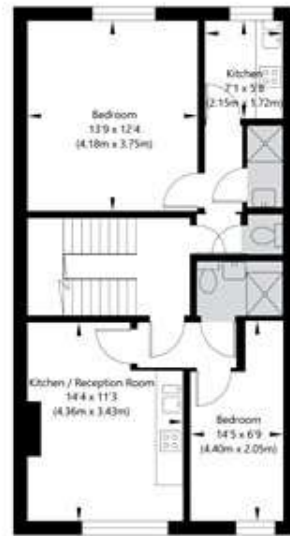
First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 62.3 SQ M / 671 SQ FT



Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 52.16 SQ M / 561 SQ FT



Raised Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 69.02 SQ M / 743 SQ FT



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 61.77 SQ M / 665 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 322.31 SQ M / 3469 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		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Term:**

**Service Charge:** £0 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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