



## Randolph Avenue, W9

**£1,550,000** *Share of Freehold*



A wonderful and rare opportunity to purchase a spacious, bright, architecturally designed, three bedroom garden apartment with a private entrance forming part of an imposing converted period house, located in the heart of this sought after area with direct access to large private south west facing garden. Please note that there is currently planning permission in place to create a large garden room at the end of the garden.

The apartment is in excellent condition and offers well-proportioned accommodation, with a principal bedroom, two further bedrooms, one with an ensuite and a separate shower room. The property has been designed by its current owner to create a beautiful open plan kitchen/ dining room with sky lights offering a wealth of natural light and glass doors opening out onto a private garden and a separate reception room.

Randolph Avenue is situated close to all the local amenities, including the famous Regents Canal (approximately 0.6 Miles) Paddington Recreation Ground (Approximately 0.2 Miles) with outstanding children's play area, tennis courts, running tracks and the Underground Station at Maida Vale (Bakerloo Line)



**Winkworth Maida Vale**

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## KEY FEATURES

- Three Bedrooms
- One Reception Room
- Open Plan Kitchen/ Dining Room
- Two Bathrooms
- Direct Access to Private Garden
- Share of Freehold



## MATERIAL INFO

**Tenure:** Share of Freehold

**Lease Expiry Date:** 23/06/2196

**Service Charge:** £1,388.14 per annum

**Ground Rent:** £0 Annually

**Council Tax Band:** E

**EPC rating:** F





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 38 F    | 40 E      |
| 1-20  | G             |         |           |

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

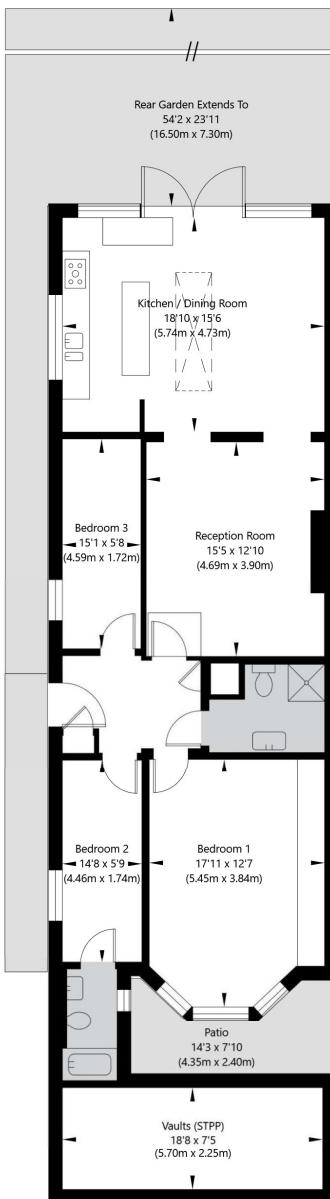


<https://www.winkworth.co.uk/sale/property/MDV250123>

## Randolph Avenue, London W9 1DN

Lower Ground Floor

GROSS INTERNAL FLOOR AREA  
APPROX. 101.91 SQ M / 1097 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA APPROX. 101.91 SQ M / 1097 SQ FT

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SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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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