



## RANDOLPH AVENUE, W9 £3,450 PER MONTH UNFURNISHED

A spacious two double bedroom second floor flat forming part of a white stucco fronted period house situated in the heart of Little Venice. The well-presented property offers a wealth of natural light, well-proportioned accommodation with high ceilings and views overlooking the sought after Crescent communal gardens in the reception/kitchen area. The flat is located adjacent to the gate for Crescent communal gardens and approximately 0.3 from the local boutique shops on Clifton Road and Warwick Avenue and Maida Vale Undergrounds (Bakerloo Line).

Two Bedrooms | Bathroom | Reception Room | Kitchen | Communal Garden

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for every step...

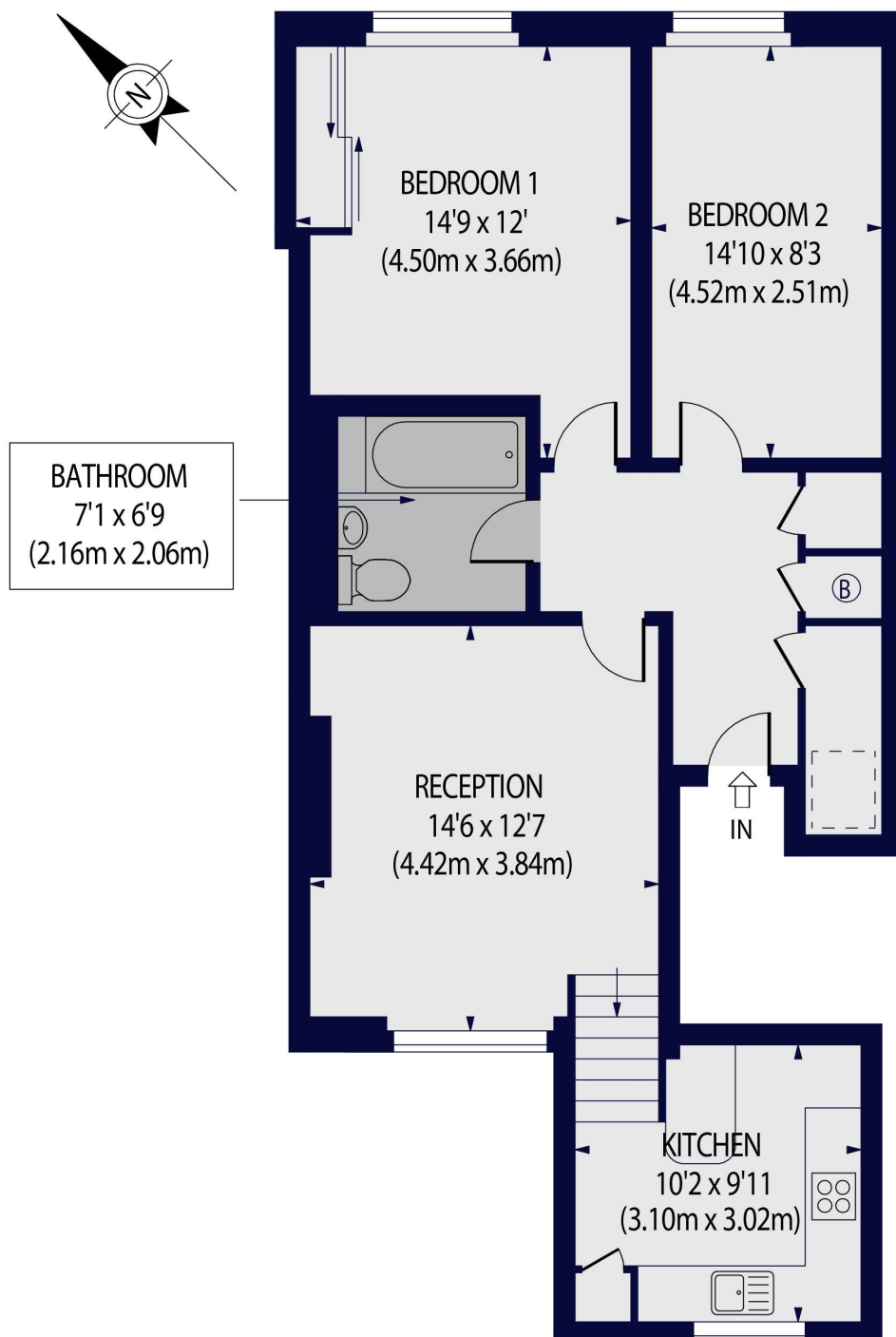
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## RANDOLPH AVENUE, W9 1DW

Approx. Gross Internal Floor Area 759 sq ft. / 70.51 sq.m



### SECOND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.46649

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenancy Deposit:** £3,980.77

**Holding Deposit:** 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

**Council Tax Band:** E

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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