



Randolph Avenue, W9

OIEO £2,000,000 *Share of Freehold*



A wonderful and rare opportunity to purchase a meticulously refurbished, spacious and bright three bedroom lateral apartment (111.48 sq.m / 1,200 sq.ft) with lift access, situated across two white stucco fronted buildings on Randolph Avenue, one of Little Venice's most desirable roads.

This beautifully refurbished apartment features wooden flooring throughout the entertaining areas and bedrooms, a separate kitchen with ample workspace and storage, a large primary bedroom with an en-suite bathroom and fitted wardrobes, as well as two further bedrooms and a family bathroom. The current owners have invested heavily in sound insulation both above and below the apartment.

Randolph Avenue is located in the heart of Little Venice, close to all local amenities, including boutique shops and cafés on Clifton Road, the famous Regent's Canal, and Warwick Avenue Underground Station (Bakerloo Line, 0.2 miles).



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk



KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Separate Kitchen
- Reception Room
- Lift Access
- Share of Freehold





MATERIAL INFO

Tenure: Share of Freehold

Term: 954 year and 6 months

Service Charge: £8,209.36 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: C

Electricity supply: Mains Supply

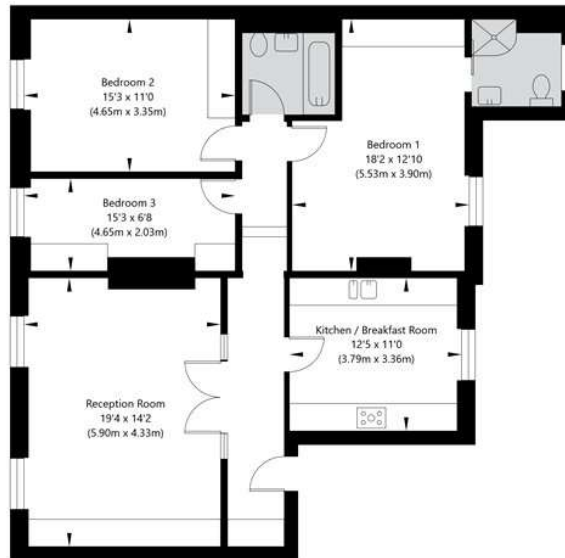
Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Good Outdoor and Variable In-home

Randolph Avenue, London W9 1BE

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 111.48 SQ M / 1200 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 111.48 SQ M / 1200 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SID250292>

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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