



RANDOLPH AVENUE, MAIDA VALE, LONDON, W9 £2,000,000 SHARE OF FREEHOLD

A wonderful and rare opportunity to purchase a spacious, bright, two double bedroom raised ground floor apartment, forming part of an imposing converted house, located on one of the most desirable roads in Little Venice, with direct access and stunning views of the sought-after Crescent Communal Gardens. The apartment was fully refurbished several years ago by its current owners and retains some wonderful features, including a grand reception room with high ceilings (Approx. 10.75 ft.) parquet flooring , fireplace with ornate surrounds, floor to ceiling French doors offering amazing westerly views across the communal gardens, a principal bedroom suite with high ceilings (Approx. 11.8 ft.) with a galleried storage area, a second double bedroom with a galleried sleeping area, fully fitted kitchen and a guest cloakroom. Randolph Avenue is situated in the heart of this fashionable area close to all the local amenities including the famous Regents canal, boutique shops, cafes on Clifton Road (approximately 0.2 Miles) and the underground (approximately 0.3 Miles) at Warwick Avenue (Bakerloo Line).

Two Bedrooms | Jack and Jill Bathroom | Guest WC | Reception room | Separate Kitchen | Communal Gardens | Share of Freehold

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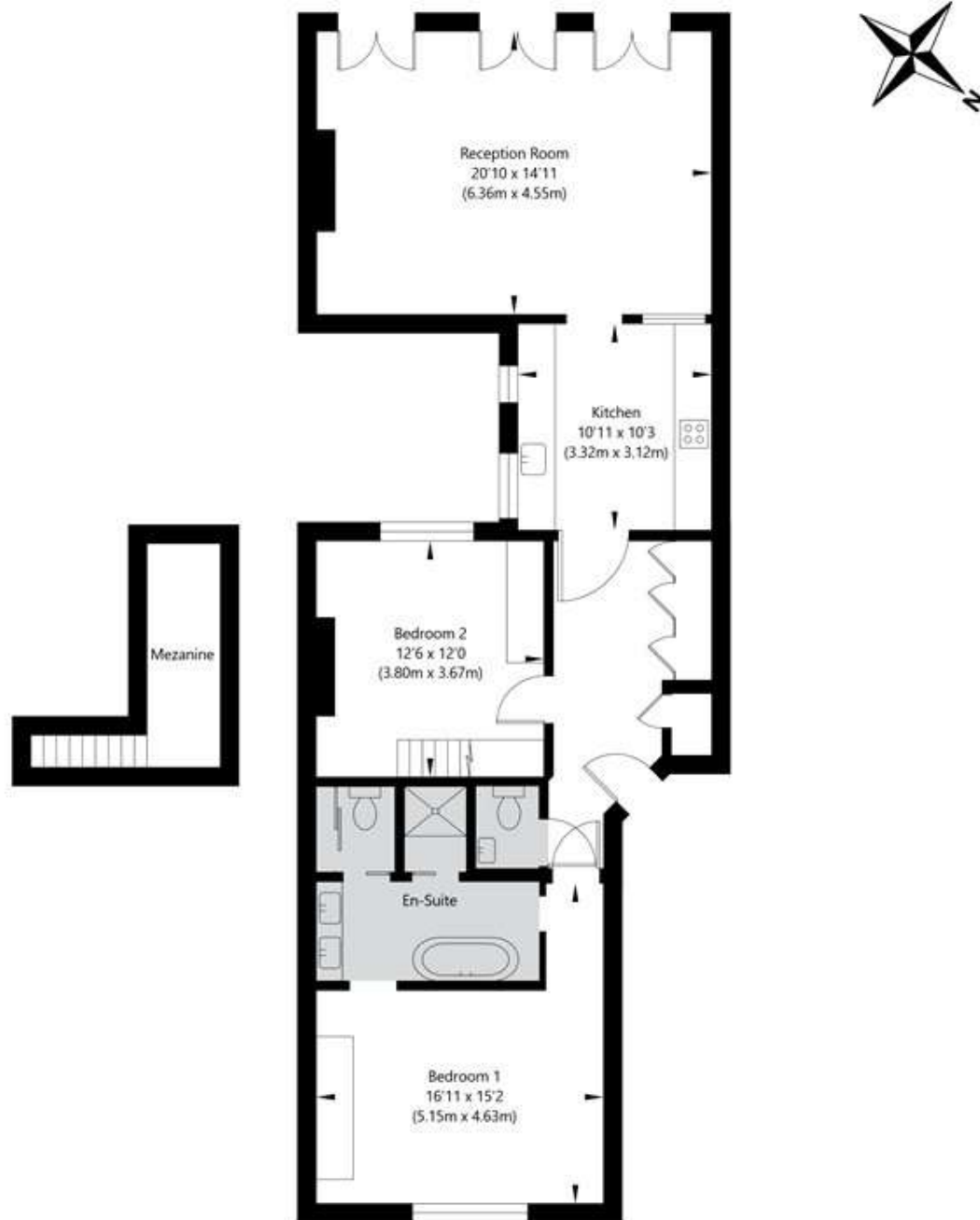
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Randolph Avenue, London W9 1DW

Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 96.1 SQ M / 1034 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 96.1 SQ M / 1034 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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 01/01/3019

Service Charge: £6521.32 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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