



## RANDOLPH AVENUE, W9 £1,500,000 LEASEHOLD

A wonderful and rare opportunity to purchase a spacious, bright, architecturally designed, two-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.

The apartment is in excellent condition and offers a principal bedroom suite, second bedroom and a shower room. The property has been designed by its current owner to create a grand (approximately 30ft) open plan kitchen/reception room with sky lights offering a wealth of natural light and glass sliding doors opening out onto a landscaped private garden with a self-contained studio room.

Randolph Avenue is situated close to all the local amenities including the famous Regents Canal (approximately 0.5 Miles) Paddington Recreation Ground (Approximately 0.3 Miles) with outstanding children's play area, tennis courts, running tracks and the underground station at Maida Vale (Bakerloo Line).

Principal Bedroom with An Ensuite Bathroom | One Further Bedroom | Shower Room | Open Plan Kitchen/Reception Room | Self-Contained Studio | Private Garden

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View our virtual tour here: <https://youtu.be/LQLUGq96WzQ>

[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)

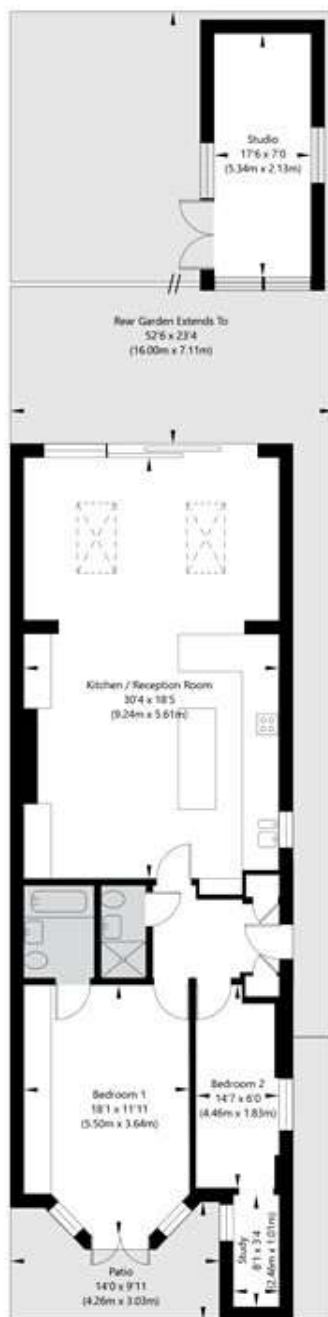






# Randolph Avenue, Maida Vale, London W9 1DL

Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 95.05 SQ M / 1023 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING STUDIO 106.42 SQ M / 1145 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 21/12/2124

**Service Charge:** £3052.7 per annum

**Ground Rent:** £ 100 Annually (subject to increase)

**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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