PHILLIPS HARROD
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 0AG

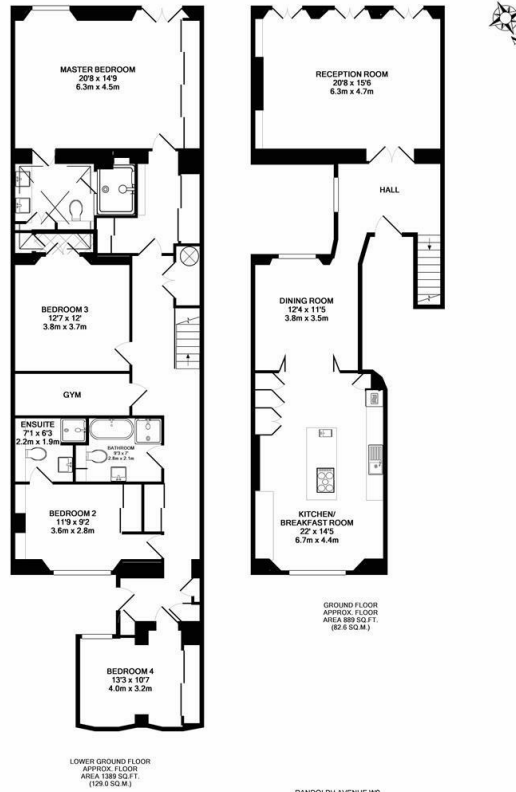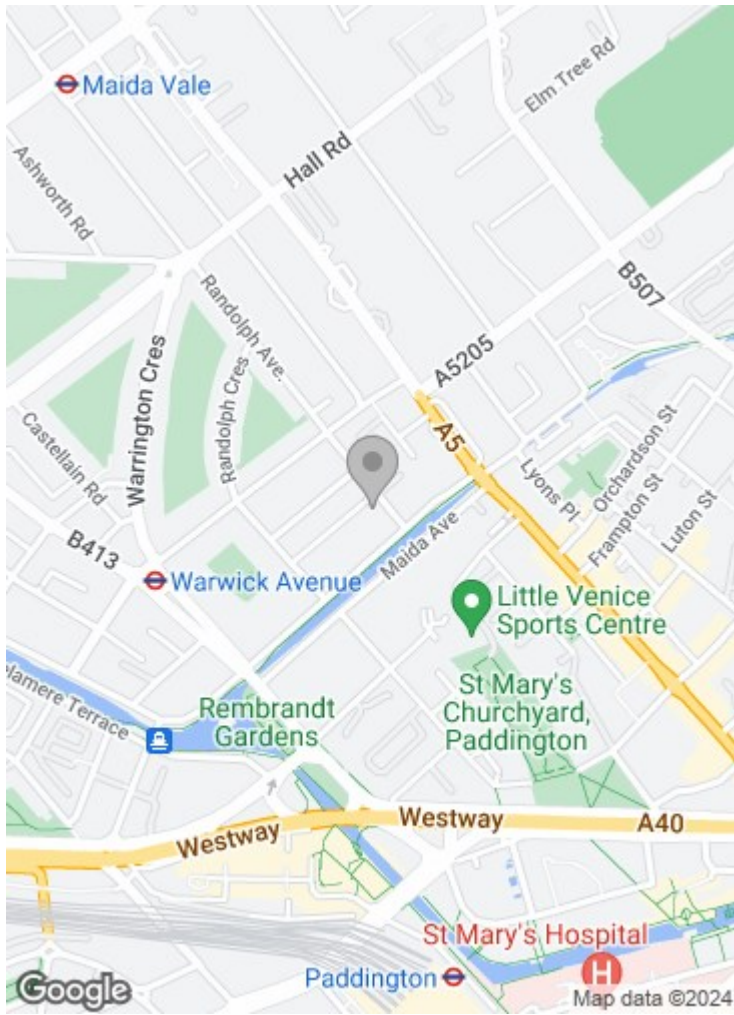45 CIRCUS ROAD
LONDON NW8 9JH

Randolph Avenue
Little Venice W9 1DW

Asking price £4,650,000

*********SOLE AGENT **** BRAND NEW EXCLUSIVE LISTING*********

An opportunity to purchase this four bedroom three bathroom duplex garden apartment with striking uninterrupted views across the one of London's award winning private garden squares. Set in a Grade II listed building, this stunning south facing apartment has been renovated and architecturally designed and accommodation includes master bedroom and en suite bathroom and steam shower room with direct views and access to a private garden that leads on to the communal gardens, three further double bedrooms (one en-suite bathroom), family bathroom, large double reception with views and access to the communal gardens and full length floor to ceiling windows, large fully fitted Gaggenau kitchen and dining room, gym and wine cooler. Further features include Rako lighting and Sonos sound system

Randolph Avenue is superbly located on the Crescent Garden which is directly accessible from the building and offers three and a half acres of superbly maintained gardens including a children's playground. Maida Vale or Warwick Avenue tube stations (Bakerloo Line) are both a short walk away as are the shops and cafes of the popular Clifton Road and Formosa Street.

Floor Plan

MASTER BEDROOM
20'8 x 14'9
6.3m x 4.5m

RECEPTION ROOM
20'8 x 15'6
6.3m x 4.7m

HALL

BEDROOM 3
12'7 x 12'
3.8m x 3.7m

DINING ROOM
12'4 x 11'5
3.8m x 3.5m

GYM

ENSUITE
7'1 x 6'3
2.2m x 1.9m

BATHROOM
9'3 x 7'
2.8m x 2.1m

BEDROOM 2
11'9 x 9'2
3.6m x 2.8m

KITCHEN/ BREAKFAST ROOM
22' x 14'5
6.7m x 4.4m

GROUND FLOOR
APPROX. FLOOR
AREA 889 SQ.FT.
(82.6 SQ.M.)

BEDROOM 4
13'3 x 10'7
4.0m x 3.2m

LOWER GROUND FLOOR
APPROX. FLOOR
AREA 1389 SQ.FT.
(129.0 SQ.M.)

RANDOLPH AVENUE W9
TOTAL APPROX. FLOOR AREA 2278 SQ.FT. (211.6 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chak Limited.
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Energy Efficiency Rating

Environmental Impact (CO₂) Rating

England & Wales