



# Randolph Avenue

Little Venice, W9

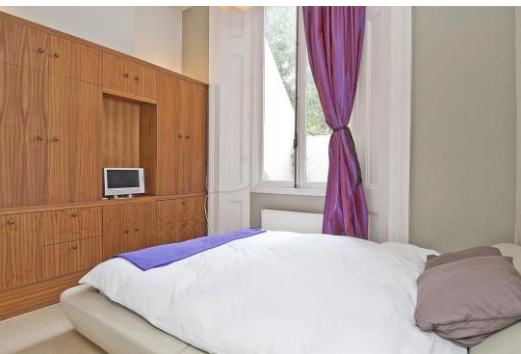
Asking Price £850,000

This sensational double bedroom apartment is situated on the first floor within this attractive stucco fronted period building. The apartment comprises; fabulous galleried open plan reception room with French doors onto the balcony, double bedroom and modern bathroom (plus separate WC) .

This stunning apartment further benefits; beautiful communal gardens, high ceilings, spacious accommodation and an abundance of natural light.

Randolph avenue is ideally situated within close proximity to Clifton Road & Formosa Street cafes as well as Warwick Avenue and Maida Vale Underground Stations.





# Randolph Avenue

Little Venice, W9

- White Stucco Fronted Period Building
- Two Double Bedrooms & Two Bathrooms
- Galleried Reception Room with Huge Windows
- Close Proximity to Warwick Avenue Underground





**Tenure:** Share of Freehold 956 years 1 months

**Service Charge:** £3,025 pa

**Ground Rent:** Peppercorn

**Local Authority:** City of Westminster

**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	69	80
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			

England, Scotland & Wales EU Directive 2002/91/EC

### *Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

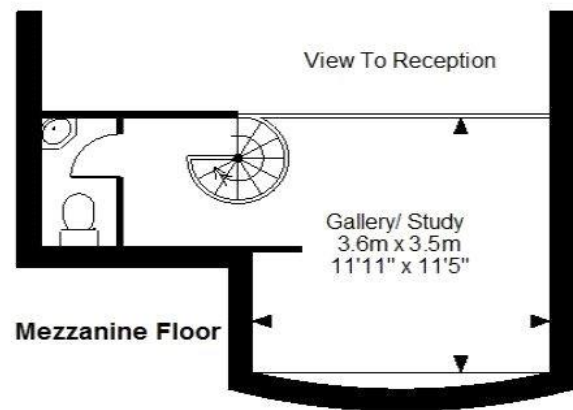
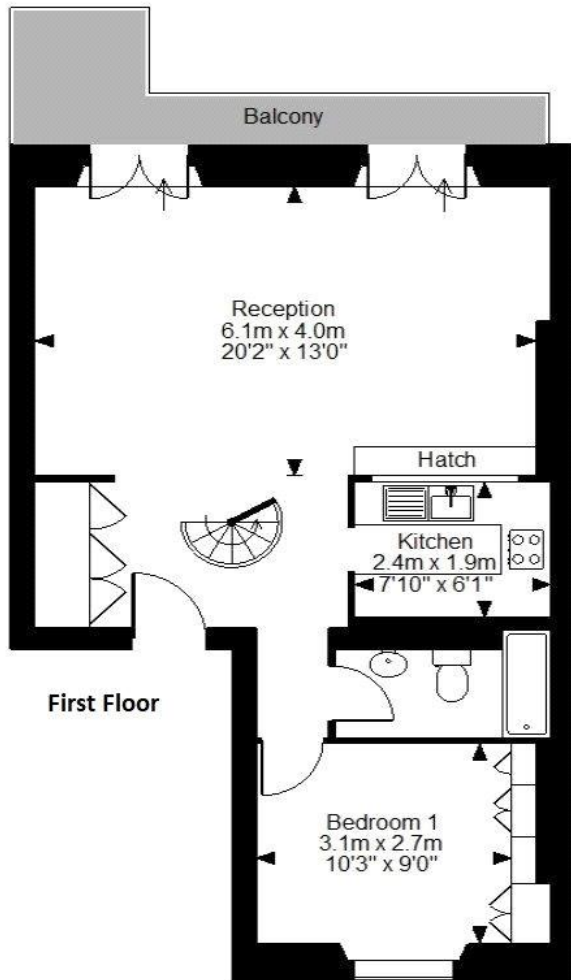
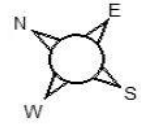
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Randolph Avenue, W9  
Approximate Gross Internal Area  
770 Sq Ft/71 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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