



Randolph Avenue

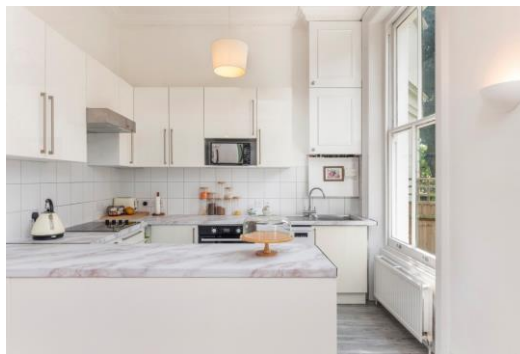
London, W9

Asking Price £695,000

A charming and spacious one bedroom apartment positioned on the raised ground floor of a converted Victorian building. Finished to a high standard throughout and offering abundant natural light.

Set within central Maida Vale, and benefitting from a long lease, the accommodation, spanning approximately 680 square feet, comprises a large open plan kitchen/reception, a huge master bedroom, and fully fitted family bathroom.

Randolph Avenue is perfectly positioned moments from the boutique shops and cafes of Clifton Road and the Grand Union Canal with Warwick Avenue Underground station a short distance away (Bakerloo line).



Randolph Avenue

London, W9

- A spectacular one bedroom apartment positioned on the raised ground floor with plentiful natural light.
- Spanning approximately 680 square feet.
- Benefitting from a long lease of in excess of 160 years.
- Positioned in a central Maida Vale location within close proximity of transport links.



Tenure: Leasehold 172 years
Service Charge: £1920 Including a £334 contribution to reserve fund.
Ground Rent: TBC
Local Authority: City Of Westminster
Council Tax Band: E

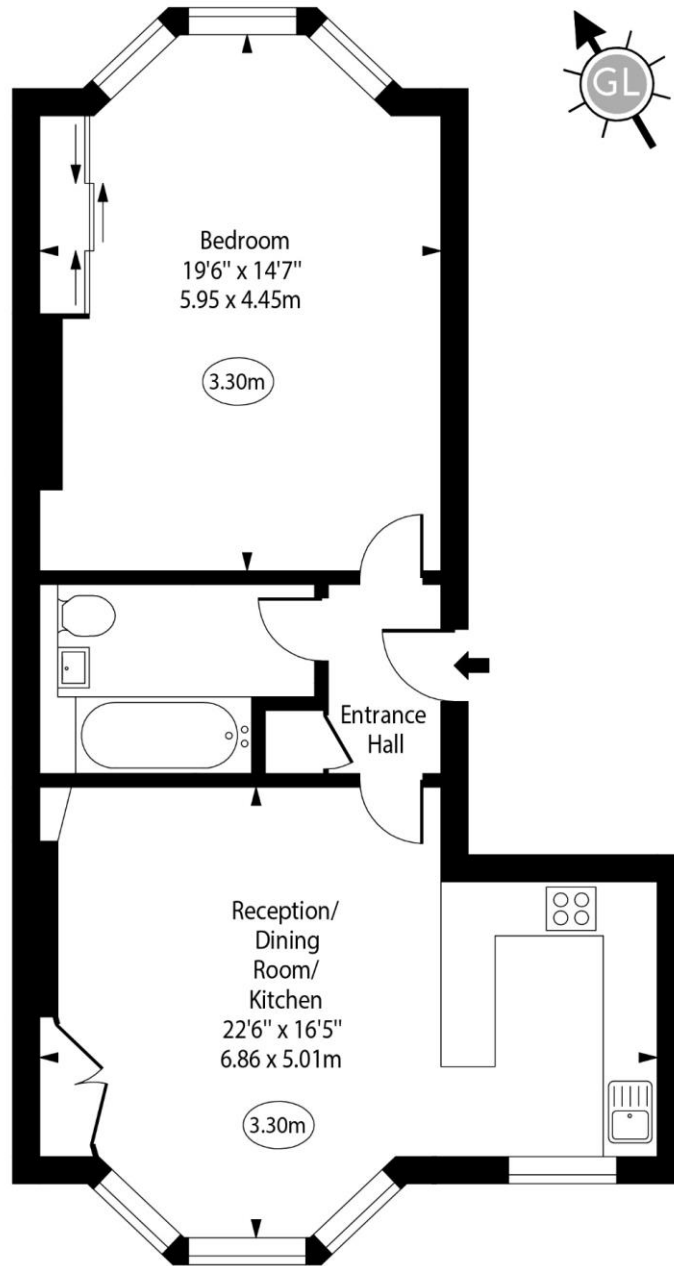
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Randolph Avenue, W9

○ - Ceiling Height



Raised Ground Floor

Approx Gross Internal Area 678 Sq Ft - 62.99 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 024236.1J

