



Randolph Crescent

Little Venice, W9

Asking Price £5,450,000

Situated on one of Little Venice's most desirable residential roads is this stylish four bedroom maisonette with a private garden, entered directly through the original front door and arranged over the raised ground floor and garden level of an elegant Victorian house.

Boasting striking views over landscaped communal gardens to the rear, the bright and well-appointed accommodation, which has undergone sympathetic refurbishment with an effective blend of original period detail and contemporary features, comprises an entrance hallway, an impressive 30 foot double reception room with a wrought iron balcony and stairs down to the garden, a kitchen/breakfast room, principal bedroom with fitted wardrobes, an en-suite shower room and patio, three further en-suite double bedrooms (one opening directly to the garden), a utility room and a guest cloakroom. The exquisite rear garden provides a secluded and low maintenance entertaining space with an open outlook and is flanked by the stunning, well-established communal gardens.

This magnificent home benefits from its own entrance and is enviably positioned on Randolph Crescent, a superbly located turning off Randolph Avenue, affording easy access to the diverse range of amenities on Clifton Road and Formosa Street, with excellent connectivity via Warwick Avenue Underground station (Bakerloo line).

CHESTERTONS



Randolph Crescent

Little Venice, W9

- Stunning Contemporary Period Conversion On One Of The Most Sought After Crescents.
- Vast Reception With High Ceilings & Solid Oak Floors.
- 4 Bedrooms, 4 Bathrooms & Private Garden Access.
- Close to Canal & Warwick Avenue Underground Station.



Tenure: Share of Freehold 83 years 11 months

Service Charge: £3,276 pa

Ground Rent: Peppercorn

Local Authority: City Of Westminster

Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

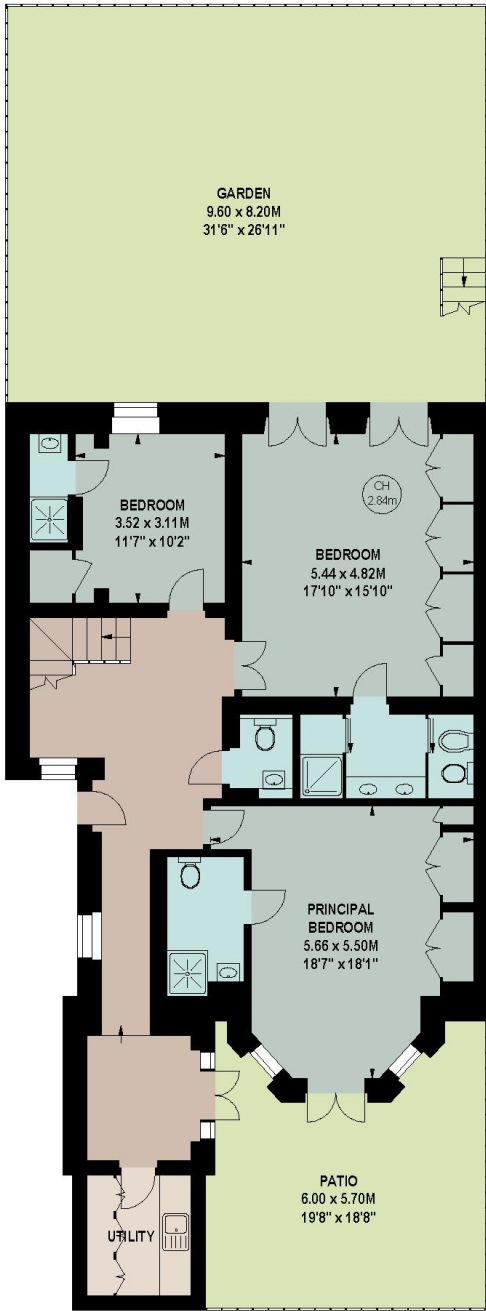
London

W9 1SX

littlevenice@chestertons.co.uk

020 7286 4632

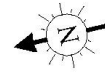
chestertons.co.uk



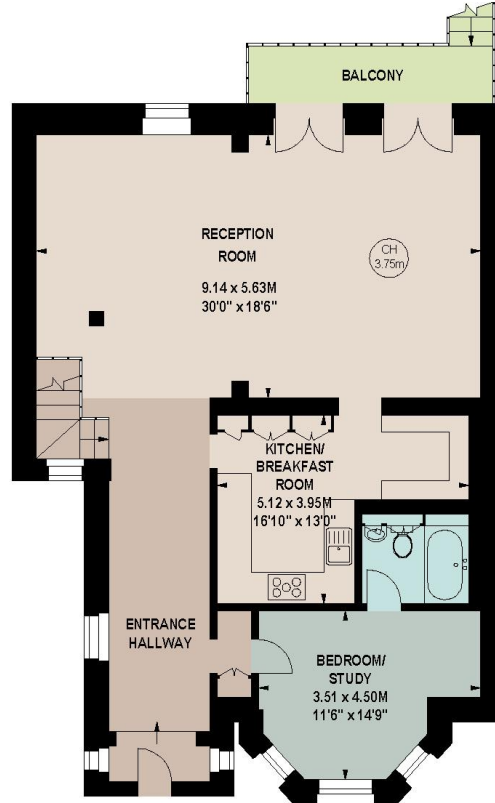
1286 sq ft
Garden Level

Randolph Crescent, W9

Approximate gross internal area
228.91 sq m / 2464 sq ft



Key:
CH - Ceiling Height



1178 sq ft
Raised Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright of Stu J Beesley.

