



Randolph Crescent

Little Venice, W9

Asking Price £2,100,000

A stunning larger than average three bedroom, two bathroom first floor apartment (with lift) set within this beautiful run Victorian conversion on this ever popular crescent in central Little Venice.

Spanning approximately 1340 square feet, with views over and access to the ever popular Crescent Amenity Communal garden, the accommodation comprises a large reception room, a spacious eat in kitchen, a gargantuan master bedroom with abundant storage and en suite bathroom, two further double bedrooms served by a family bathroom.

Randolph Crescent is located within walking distance of all the local amenities offered by this fashionable area including the boutique shops cafes on Clifton Road, the famous Regents Canal and the Underground at Warwick Avenue (Bakerloo line - 0.2 miles).



Randolph Crescent

Little Venice, W9

- A stunning first floor 3 bedroom, 2 bathroom apartment spanning approx. 1340 square feet.
- Benefitting from views over and access to the stunning Crescent Garden.
- The apartment comes with a share in the freehold and exceptionally long underlying lease.
- The building benefits from having a lift.



Tenure: Share of Freehold 986 years 5 months

Service Charge: £6,234.20 pa

Ground Rent: Peppercorn

Local Authority: City Of Westminster

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C	77	83
(55-68)	D		
(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

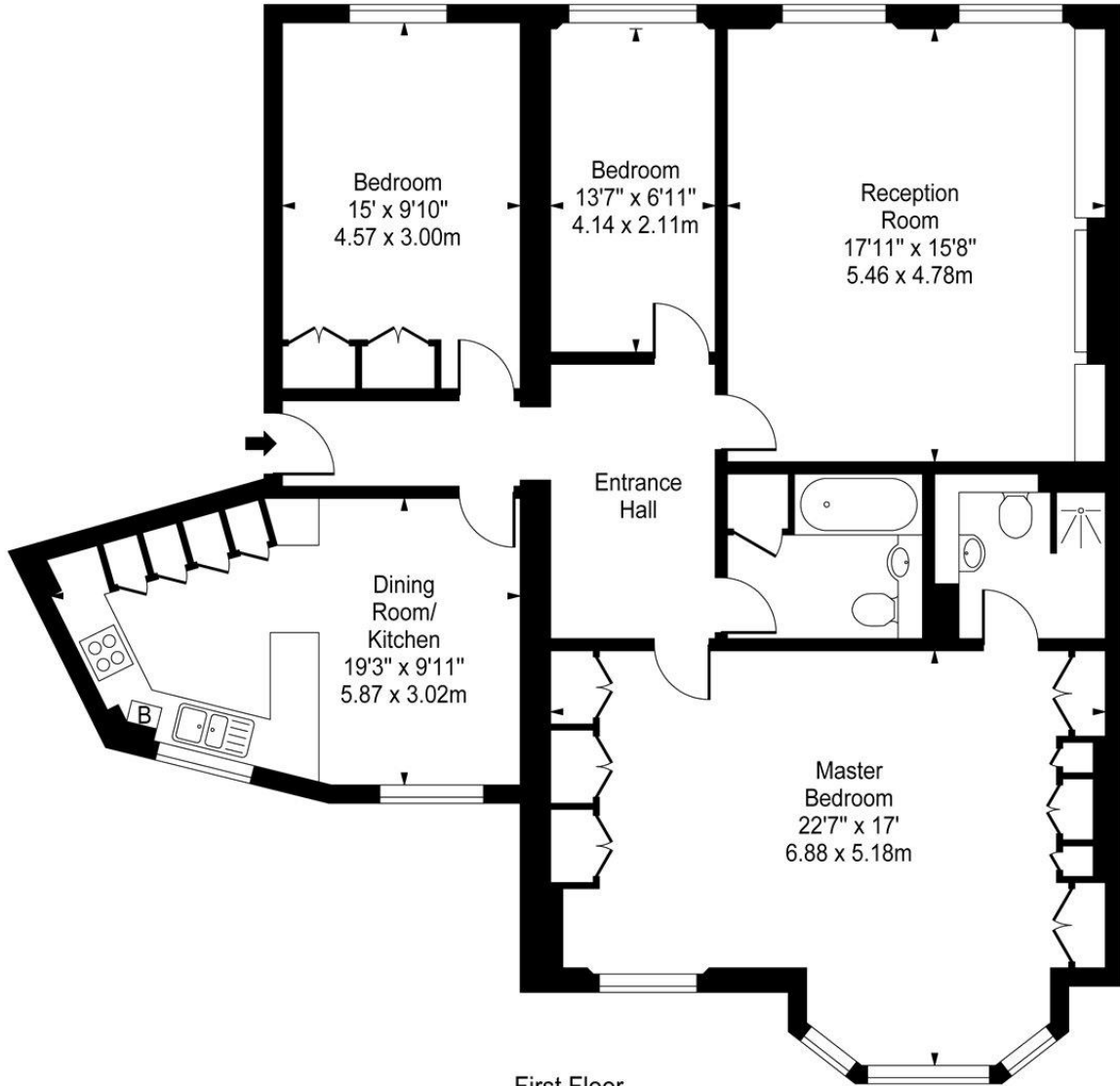
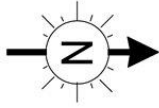
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First Floor

Approx Gross Internal Area **1338 Sq Ft - 124.30 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 005687J

