



# Randolph Avenue

London, W9

Asking Price £2,900,000

This spectacular four-bedroom apartment, spanning approximately 1850 square feet, is a unique gem located on the garden level of a rare double-fronted red brick Victorian conversion on Randolph Avenue. It is one of only four double-wide buildings on Randolph Avenue, sold with a remarkably large private garden, giving it a house-like feel. This property has been offered for sale only twice in the last 60 years.

The garden maisonette features a large open-plan reception area with a family dining room and living room. The bespoke German kitchen, equipped with high-value Miele appliances, combines functionality and style. This space opens onto a rare 80ft private south-west facing garden, seamlessly integrating indoor and outdoor living. The garden, with its mature vegetation, includes a bespoke garden outbuilding that backs onto the tennis courts of Paddington Recreation Grounds.

Inside, the property offers three spacious double bedrooms, a study, and a small room currently used as a walk-in wardrobe, which can be converted into an additional bathroom. The bespoke flooring throughout the home features high-quality wood and large format tiles with underfloor heating. Ample storage is provided by custom-designed solutions from Neville Johnson.

Conveniently located near the shops and cafes of Elgin Avenue and Clifton Road, and just a one-minute walk from Maida Vale Tube Station, this home combines luxury living with practical convenience. The famous Paddington Recreational Ground is next door and offers a gym, tennis courts, a running track, and designated dog parks.



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- Open plan kitchen / living space
- Three double bedrooms
- West facing private garden (80ft)
- Underfloor heating
- Wonderful Garden office



**Tenure:** Share of Freehold 91 years 10 months

**Service Charge:** £2,550 pa

**Ground Rent:** £150 pa

**Local Authority:** City Of Westminster

**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	79
(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

W9 1SX

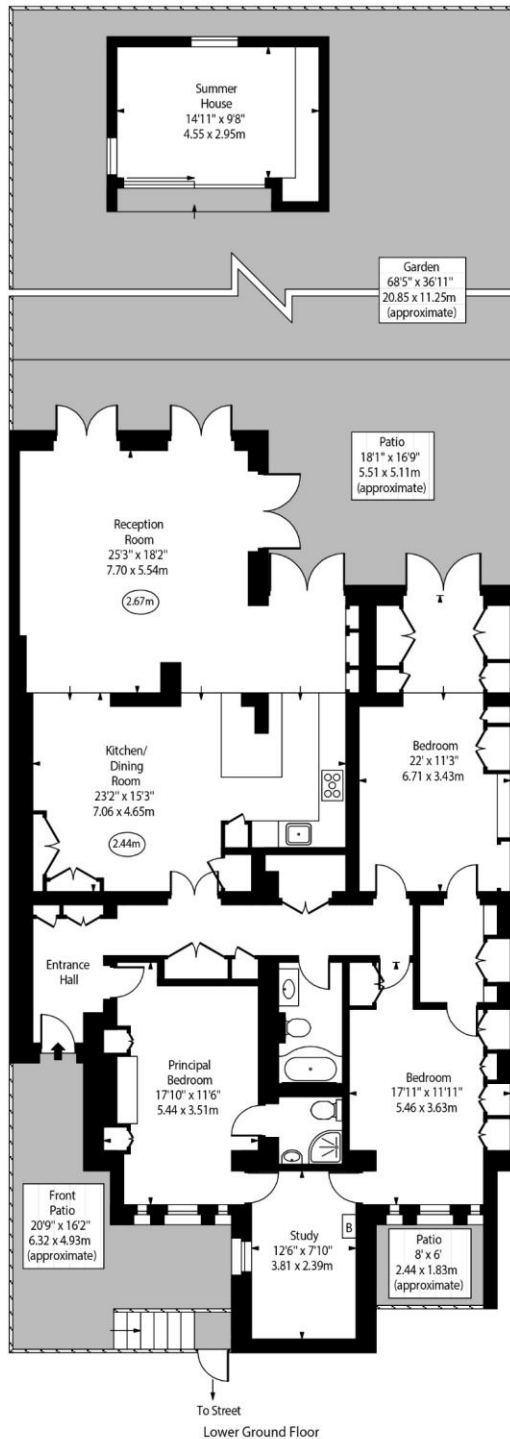
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Randolph Avenue, W9

○ - Ceiling Height



Approx Gross Internal Area 1688 Sq Ft - 156.82 Sq M  
(Excluding Summer House)

Summer House Area 150 Sq Ft - 13.94 Sq M

For Illustration Purposes Only - Not To Scale  
www.golens.co.uk  
Ref. No. 024517K

