



# Randolph Avenue

Little Venice, W9

Asking Price £2,300,000

A fantastic opportunity to purchase a large and very impressive, architecturally designed three double bedroom garden flat forming part of a superb converted stucco fronted period property located in the heart of Little Venice.

The apartment, having undergone a recent refurbishment, has direct access to a glorious private garden and has been custom designed to create spacious entertaining areas. It also boasts a utility room and ample storage.

Randolph Avenue is located within very close proximity to local shops, cafes in Clifton Road, the Regents Canal and Warwick Avenue underground station (Bakerloo Line).

**CHESTERTONS**



# Randolph Avenue

## Little Venice, W9

- Three Bedrooms
- Three Bathrooms
- Kitchen / Dining Room
- Reception Room
- Private Garden
- Share of freehold





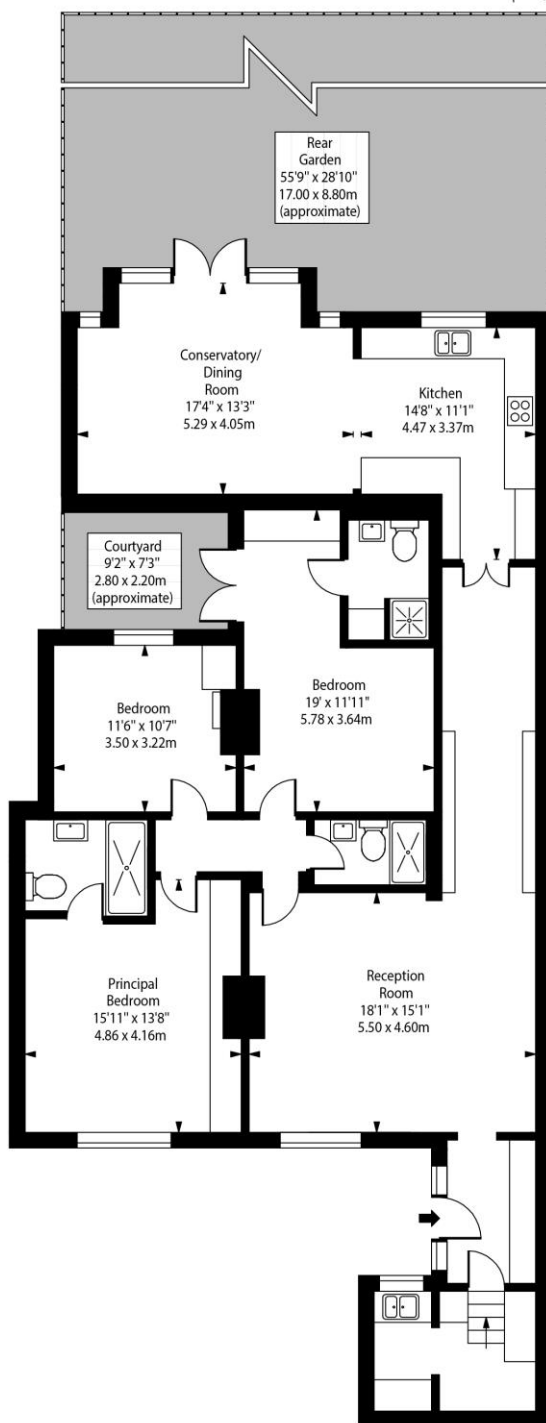
**Tenure:** Share of Freehold 996 years 3 months  
**Service Charge:** £5,160 including building insurance.  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	77	79
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Little Venice Sales*

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Randolph Avenue,  
Little Venice, W9



Lower Ground Floor

Approx Gross Internal Area 1683 Sq Ft - 156.35 Sq M

For Illustration Purposes Only - Not To Scale

