



Randolph Crescent

London, W9

Asking Price £1,725,000

A stylish three double bedroom apartment on the top floor (with lift) of a charming Victorian conversion.

This wonderfully bright and laterally spacious apartment backs onto the award winning Randolph Crescent communal gardens, and unusually, even has the added benefit of having direct access from the building.

The beautifully refurbished apartment boasts a Tim Moss kitchen with Miele appliances including wine fridge and a superb 24ft reception room with far reaching views across the gardens.

Randolph Crescent is a highly desirable address in the heart of Little Venice and is perfectly located to take advantage of the excellent local amenities. Warwick Avenue underground station (Bakerloo Line) is close by as is Paddington (Heathrow Express).

Disclaimer: The photos of the property are real, however all furniture and furnishings items have been computer generated (at actual scale) for illustration purposes only.



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- A beautifully finished 3 bedroom apartment spanning approximately 1210 square feet.
- Positioned on an upper floor (with a lift) and benefitting from wonderful natural light.
- Set within a converted building on the enviable Randolph Crescent.
- The building has the extremely rare benefit of direct access to the garden from the building.



Tenure: Share of Freehold 995 years 8 months

Service Charge: £3944

Ground Rent: £0 Peppercorn

Local Authority: City of Westminster

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(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

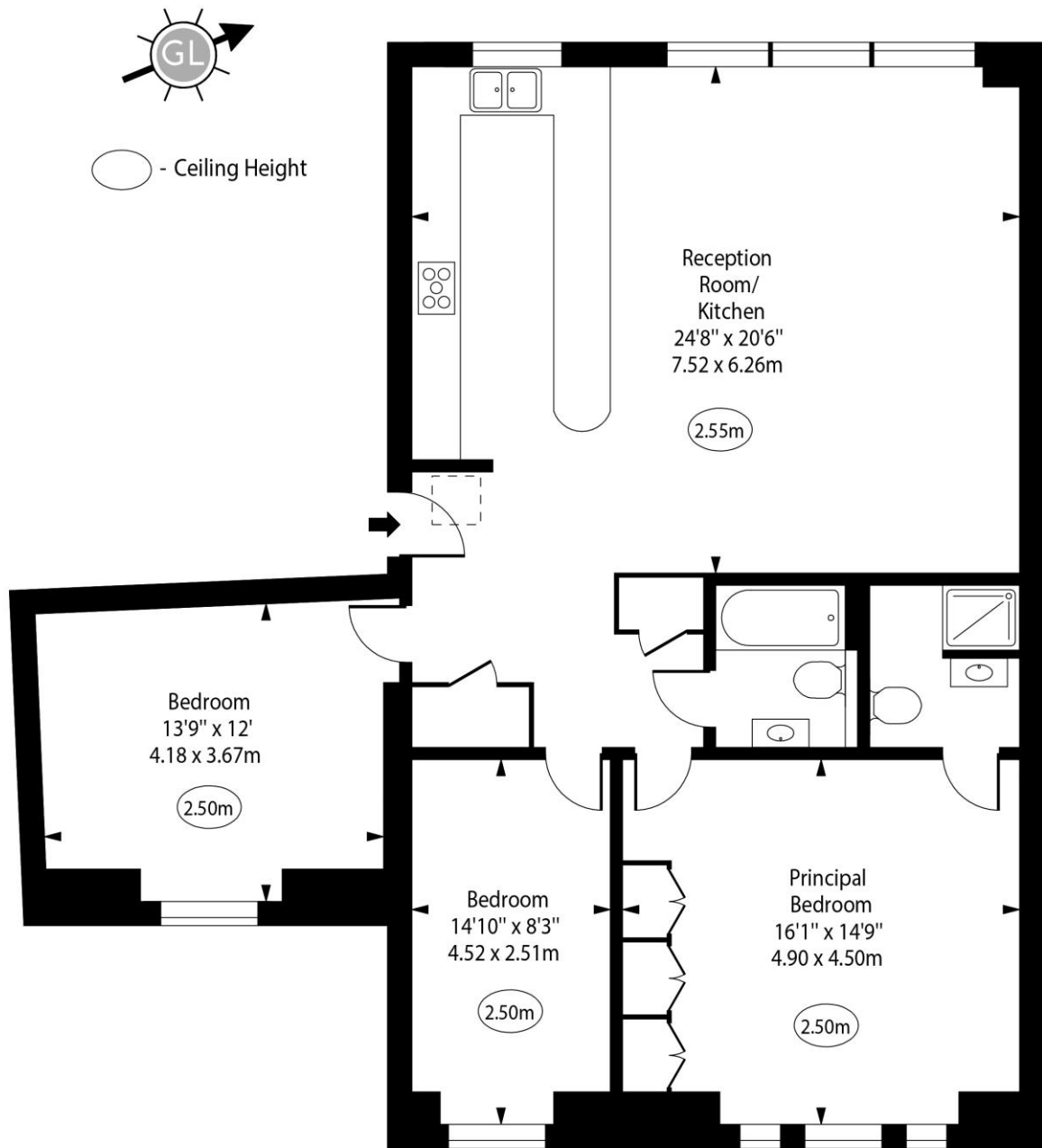
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Third Floor

Approx Gross Internal Area 1206 Sq Ft - 112.04 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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