



Randolph Crescent

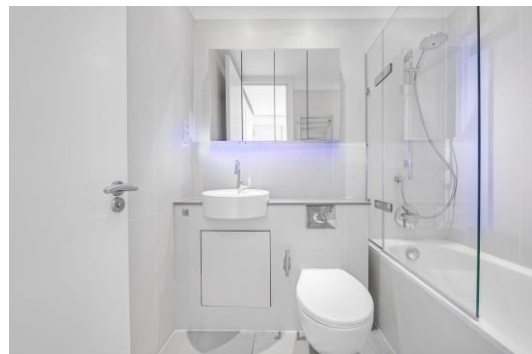
Little Venice, W9

Asking Price £1,295,000

A beautifully finished and wonderfully bright two bedroom apartment positioned on the second floor (with a lift) with views over and access to the spectacular Crescent Amenity Garden.

Set within a Victorian double freehold on the enviable Randolph Crescent in central Little Venice, the accommodation comprises, a large reception room, separate fully fitted modern kitchen, spacious master bedroom with plentiful storage and en suite bathroom, a second double bedroom which is served by a generous family bathroom.

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).



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- Spanning approx. 900 square feet and finished to a very good standard.
- Benefitting from a share in the freehold and exceptionally long underlying lease.
- The apartment has wonderful views over and access to the wonderful Crescent Amenity Garden.
- Positioned on the ever popular Randolph Crescent in central Little Venice.



Tenure: Share of Freehold 985 years 8 months

Service Charge: £4,348 pa

Ground Rent: Peppercorn

Local Authority: City of Westminster

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

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London

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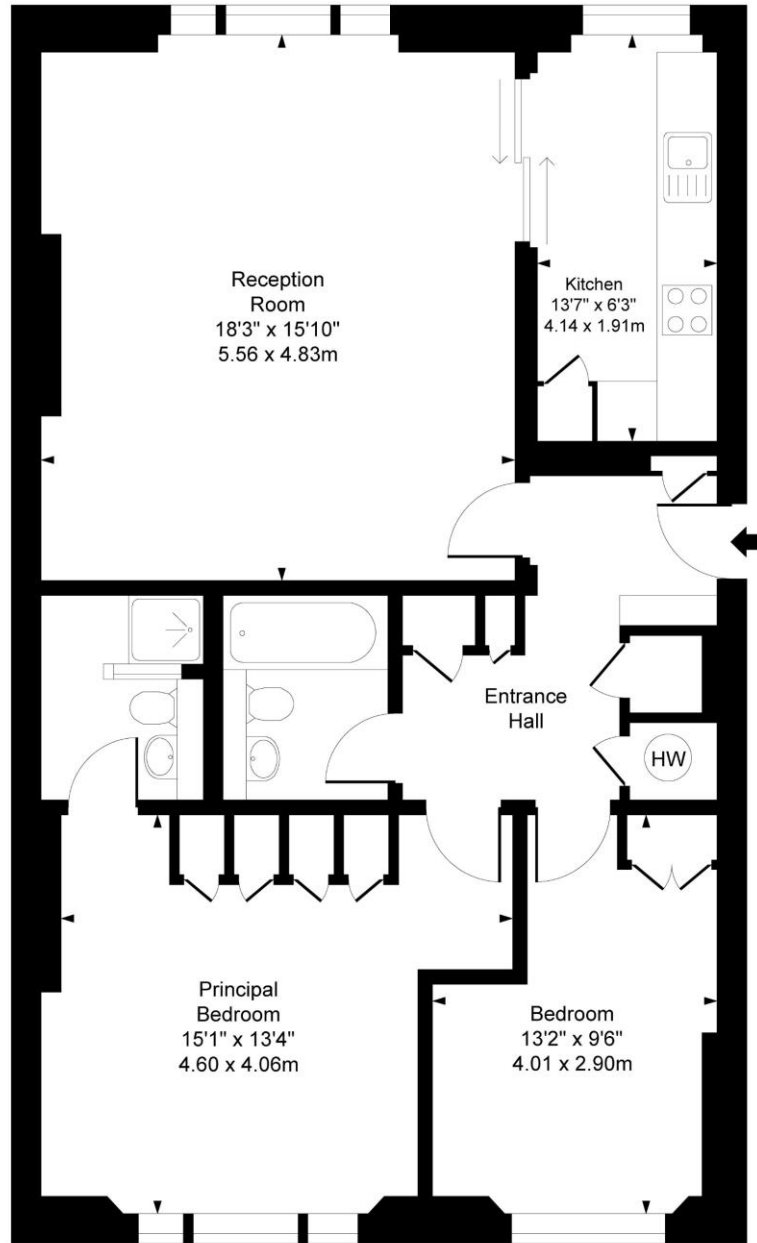
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Randolph Crescent, W9

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 884 Sq Ft - 82.12 Sq M

For Illustration Purpose Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 027456EH

