



Randolph Crescent

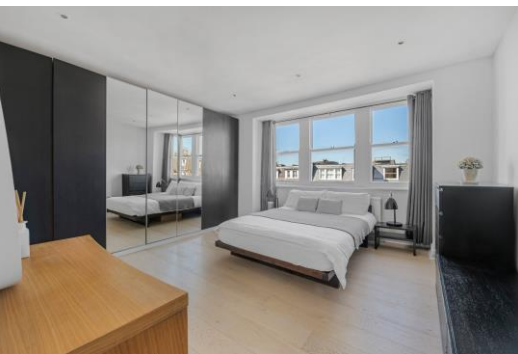
Little Venice, W9

Asking Price £1,800,000

A beautifully designed three double bedroom top floor apartment situated on one of the most sought-after residential roads in Little Venice. The apartment forms part of an impressive converted Victorian house with use and views of the well-known Triangle Communal Gardens.

The apartment, spanning approximately 1340 square feet, offers a wealth of natural light and has been custom designed to create well-proportioned accommodation with three double bedrooms, ensuite shower room, bathroom, a spacious entrance hall, a sleek and contemporary open plan kitchen and a stunning reception room with three windows overlooking the wonderful communal gardens.

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 (Approx 0.2 miles), the famous Regents Canal and the Underground at Warwick Avenue (Bakerloo line - 0.2 miles)



Randolph Crescent

Little Venice, W9

- A larger than average three bedroom apartment spanning approximately 1340 square feet.
- Filled with abundant natural light the apartment overlooks and has access to the wonderful Triangle Amenity Communal Gardens.
- Positioned in central Little Venice on one of the areas premier crescents.
- Benefitting from a share in the freehold.



Tenure: Share of Freehold 80 years 2 months
Service Charge: £6868
Ground Rent: £0 Peppercorn
Local Authority: Westminster City Council
Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	75	81
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

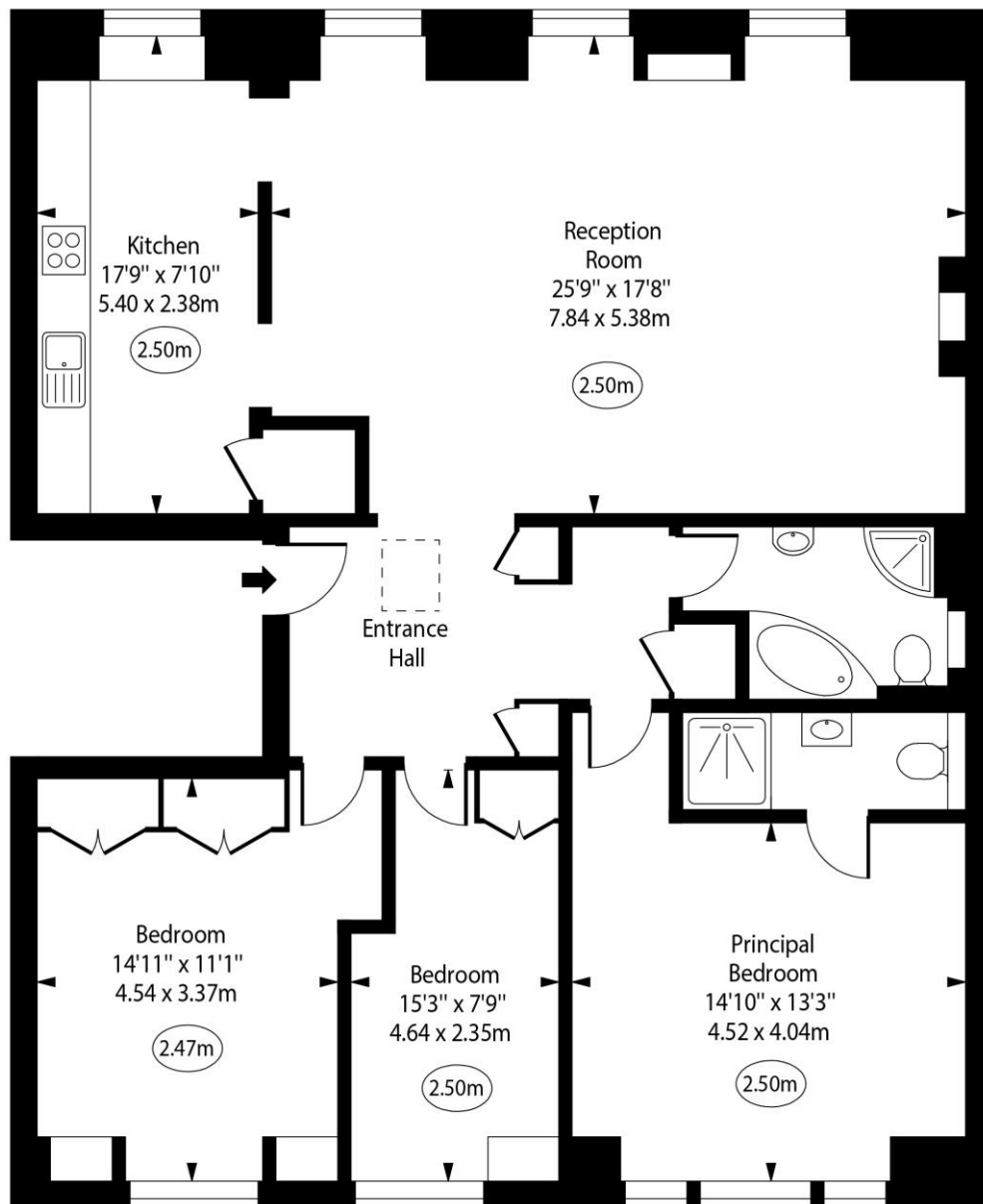
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Randolph Crescent,
Little Venice, W9

○ - Ceiling Height



Third Floor

Approx Gross Internal Area 1340 Sq Ft - 124.49 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 026588R

