



Randolph Avenue, Maida Vale W9



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An outstanding five bedroom Victorian family home (3,000 sq ft / 279 sq m) with a large west-facing rear garden.

This excellent semi-detached house, situated in the heart of Maida Vale, provides flexible and well-proportioned living space set across four floors with access to a 68 ft private rear garden.



Guide price: £4,800,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H



Key features

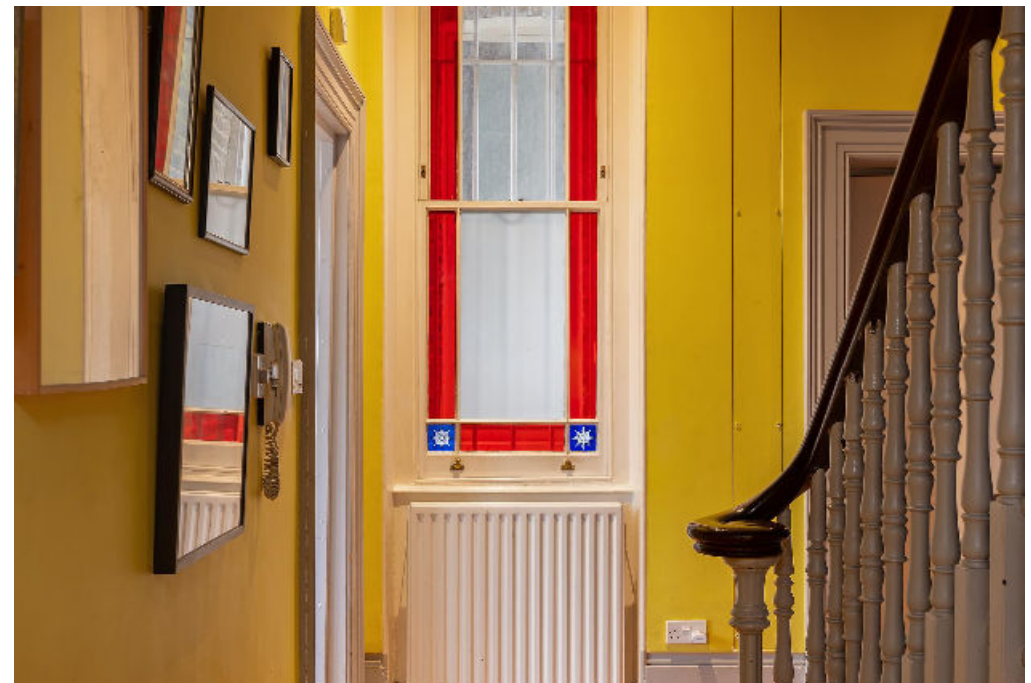
- Principal bedroom overlooking garden
- Four further bedrooms (one en suite)
- Family bathroom
- Drawing room
- Reception room
- Kitchen / breakfast room
- Dining room (currently used as an additional bedroom)
- Utility / laundry room
- Two guest WC
- Storage / pantry
- Front and rear gardens

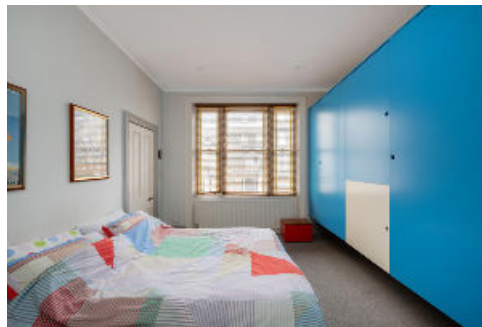




Location

Randolph Avenue is a short walk to the Everyman Cinema (Sutherland Avenue), Paddington Recreation Ground (27 acres of parkland with an abundance of sporting and recreational amenities) and the local shops and amenities of Elgin Avenue and Little Venice. In this picturesque location, the Grand Union and Regents Canals meet and are home to several waterside cafes, pubs and eateries. From here, you can take a boat trip or follow the tow path on foot and see how the winding waterway snakes its way through the heart of the city. Maida Vale Underground Station (Bakerloo Line) is within 100 metres of the house, and there are several bus routes that provide easy access to Central London and The West End.





Five bedrooms







Lower Ground Floor

Approximate Area = 72.5 sq m / 780 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)

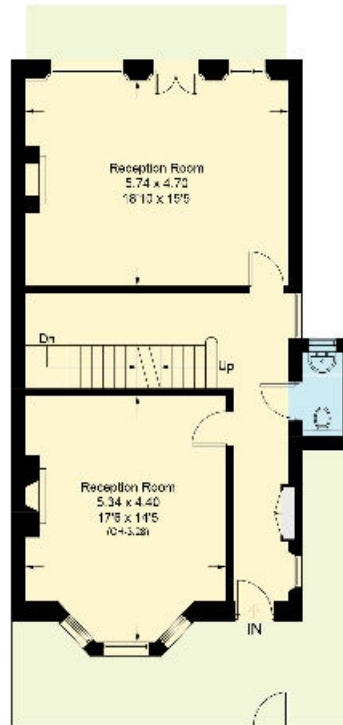
Randolph Avenue, W9

Approximate Area = 278.8 sq m / 3000 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)



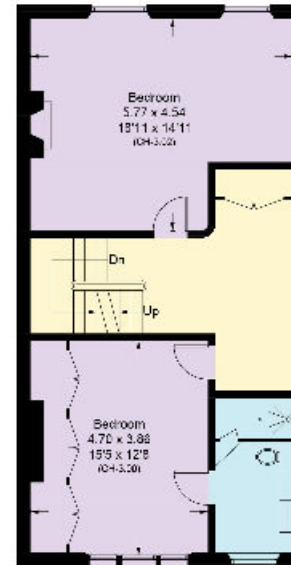
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

□ - Reduced head height below 1.5m



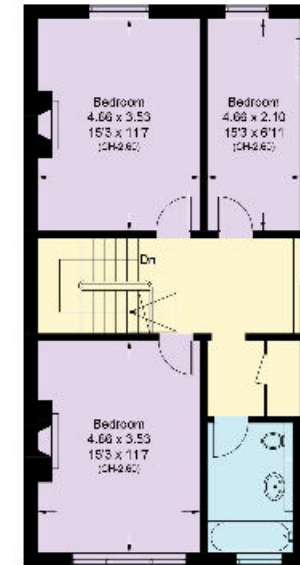
Raised Ground Floor

Approximate Area = 71.0 sq m / 764 sq ft



First Floor

Approximate Area = 67.9 sq m / 731 sq ft



Second Floor

Approximate Area = 67.4 sq m / 725 sq ft

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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