



## RANDOLPH AVENUE


Little Venice W9





## A SENSATIONAL DUPLEX GARDEN APARTMENT

Arranged over approximately 2,280 sq ft, this three bedroom, two bathroom garden apartment is set within this white stucco period building in excellent condition on Randolph Avenue W9.

			EPC
3	2	2	D
			

Local Authority: City of Westminster

Council Tax band: H

Tenure: Share of freehold, plus leasehold with approximately 992 years remaining

Ground Rent:\*

Service Charge: £5,865 per annum (paid quarterly), reviewed annually. The next review date is 01/10/2025.

Asking Price: £3,950,000





# RANDOLPH AVENUE, LITTLE VENICE W9

The apartment has fantastic ceiling height throughout. On the ground floor, a private front door opens directly on to the magnificent reception room with an additional dining area. To the rear of the property, overlooking the garden, is the large principal bedroom with an en suite bath and shower room. There are plenty of built-in wardrobes as well. A guest WC is also located on the ground floor for added comfort. On the garden level is the large kitchen with an additional reception room and dining room. To the rear is the stunning private garden, which also has the benefit of excellent storage in the shed. The property is situated moments from the amenities of Little Venice, including the shops and cafes of Clifton Road, the picturesque Regent's Canal and Warwick Avenue Underground Station (Bakerloo Line).

\*Please note, we have been unable to confirm the ground rent, however have been informed by the vendor that it is included in the service charge . You should ensure that you or your advisors make your own inquiries.







(Sheds 5.7 sq m / 61 sq ft)  
(Including Limited Use Area 3 sq m / 33 sq ft)  
Approximate Gross Internal Area = 211.9 sq m / 2,280 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Sam Krisman**

+44 20 7483 8337

sam.krisman@knightfrank.com

**Knight Frank St John's Wood**

5-7 Wellington Place

London NW8 7PB

**Tim Perks**

+44 20 7871 5065

tim.perks@knightfrank.com

**knightfrank.co.uk**

**Your partners in property**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.