



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.



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: £3,500,000



RANDOLPH AVENUE, LITTLE VENICE W9

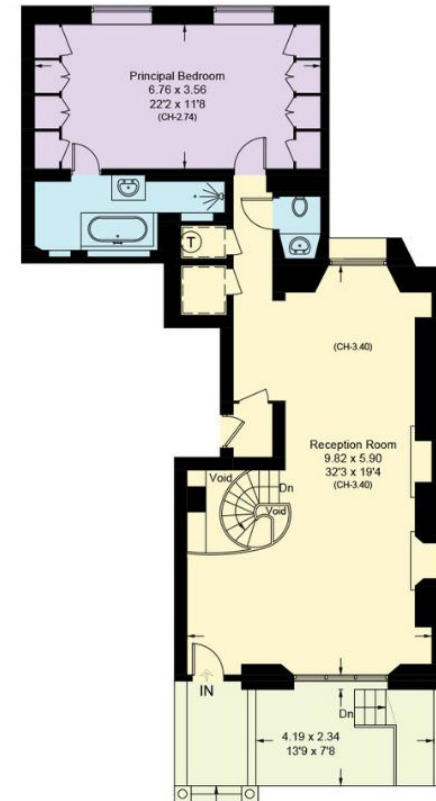
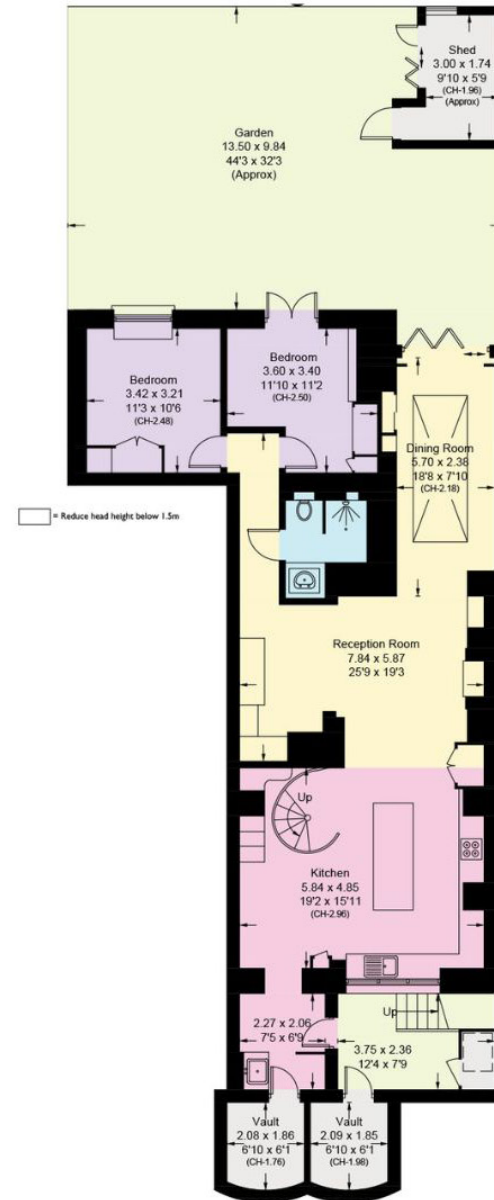
The apartment has fantastic ceiling height throughout. On the ground floor, a private front door opens directly on to the magnificent reception room with an additional dining area. To the rear of the property, overlooking the garden, is the large principal bedroom with an en suite bath and shower room. 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.

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