



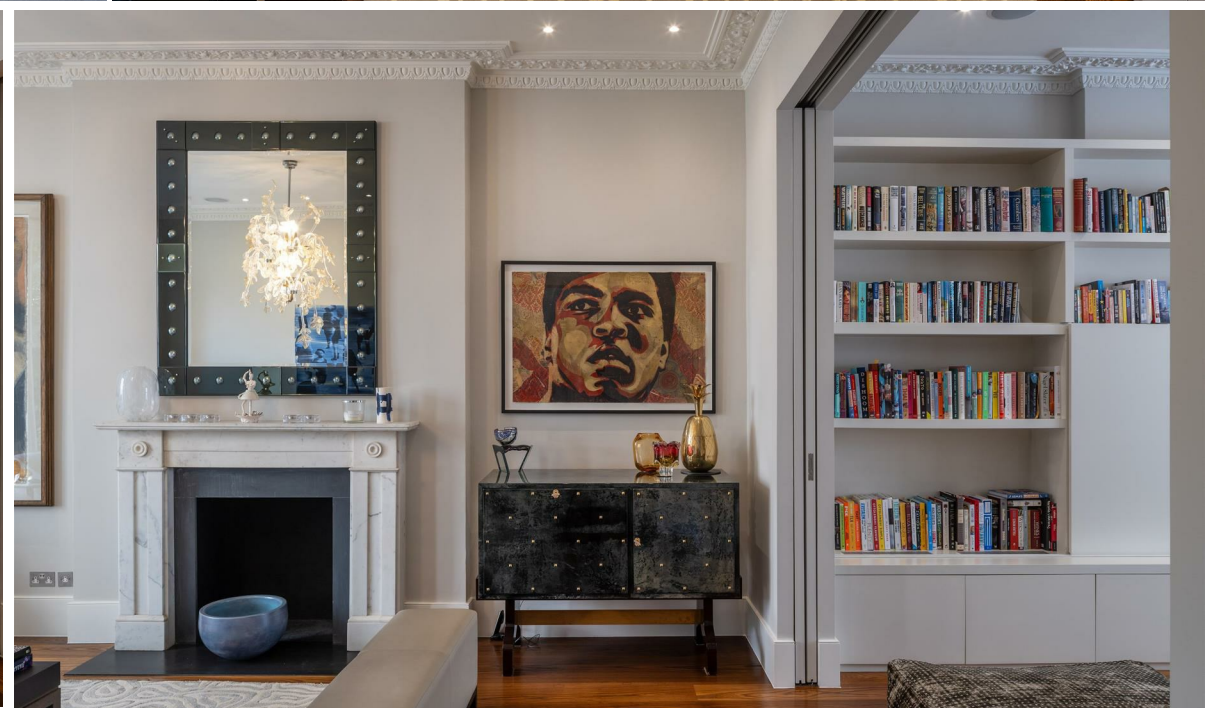
**3 Randolph Road, Little Venice  
London W9 1AN  
Asking price £7,750,000 Freehold**

**IAN GREEN**  
RESIDENTIAL

A beautiful classic stucco house on one of the finest roads in Little Venice. Randolph Road is located moments away from the Regent's Canal and the local shopping and transport facilities of the area. The property which is found in superb condition comprises 4043 sq ft. The house offers family accommodation unrivalled in other houses including a magnificent kitchen family room spanning the entire lower floor of the house. Additional accommodation includes a principle bedroom suite incorporating an en-suite bathroom and dressing room, A further four bedrooms and a further two bathrooms, double drawing room, guest wc, utility room, wine cellar, garden / terrace.

Randolph Road is located adjacent to the picturesque Regent's Canal and enjoys easy access to all the facilities of the West End and central London. Paddington station and the Heathrow Express are located within 0.5 miles walking distance (1.1 mile drive) of the property. The Heathrow Express provides access to Heathrow airport in 15 minutes. Warwick Avenue underground station (Bakerloo Line) is short walk with access to the Elizabeth Line. The property benefits further from exceptional leisure facilities in the surrounding area, being close to two of the Royal Parks - Regent's Park and Hyde Park.









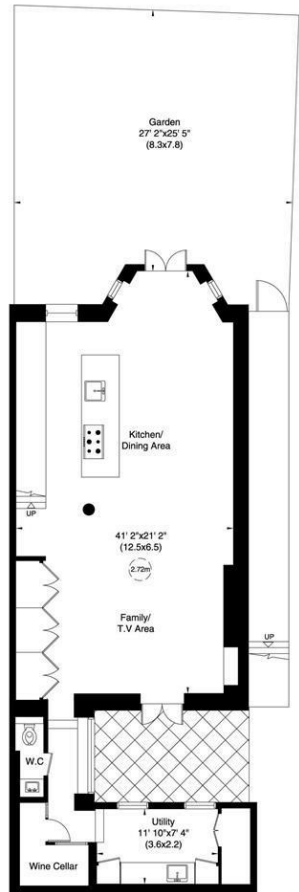
## Randolph Road, NW8

Approximate Gross Internal Area

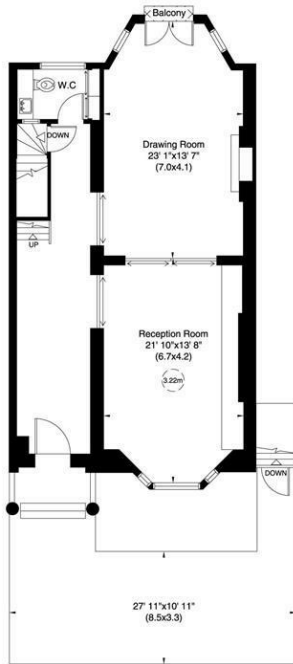
396 sq m / 4266 sq ft Including Under 1.5m

376 Sq m / 4043 sq ft Excluding Under 1.5m

Not to Scale, for identification only



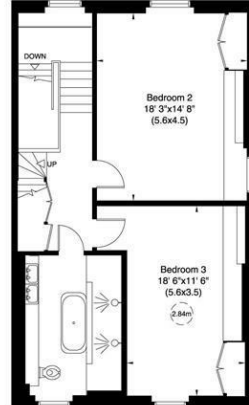
Lower Ground Floor



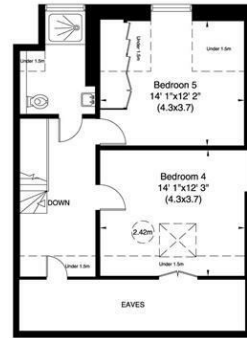
Ground Floor



First Floor



Second Floor



Third Floor



For guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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28 De Walden House, Allitsen Road, London, NW8 7BA

Tel: +44 (0)207 586 1000

ian@iangreenresidential.com

www.iangreenresidential.com

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