

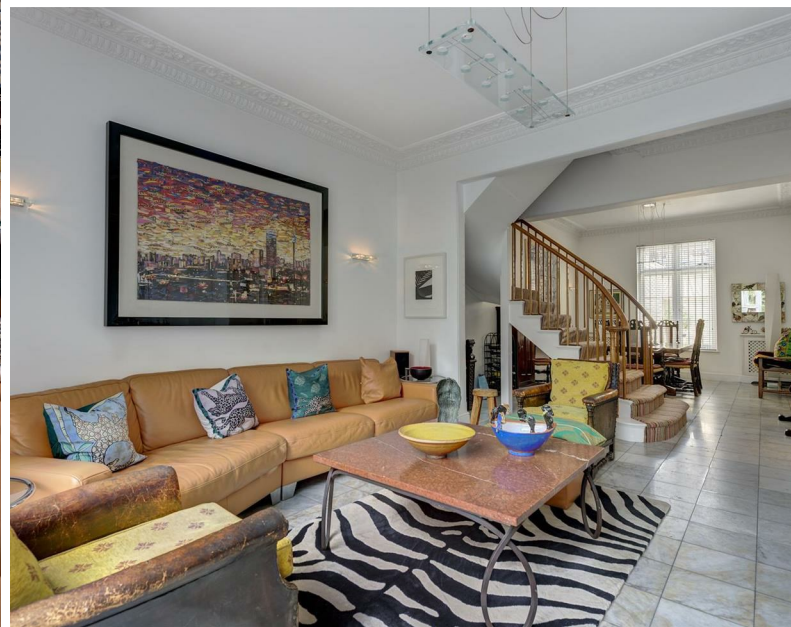


1 Randolph Avenue, Little Venice
London W9 1BH
Asking price £7,000,000 Freehold

A white stucco fronted semi-detached house comprising 3,810 square feet (354 sq. mtrs) set in the heart of Little Venice, located moments away from the Regents Canal and dating back to the 1860s. This unique home arranged over four floors is found in good condition throughout and benefits from exceptional family and living accommodation. The property offers a wonderful opportunity to create a magnificent family home on one of the most in demand streets in Little Venice, neighbouring the canal. It has many special features, such as a 52 ft south-facing garden and off-street parking for several cars.

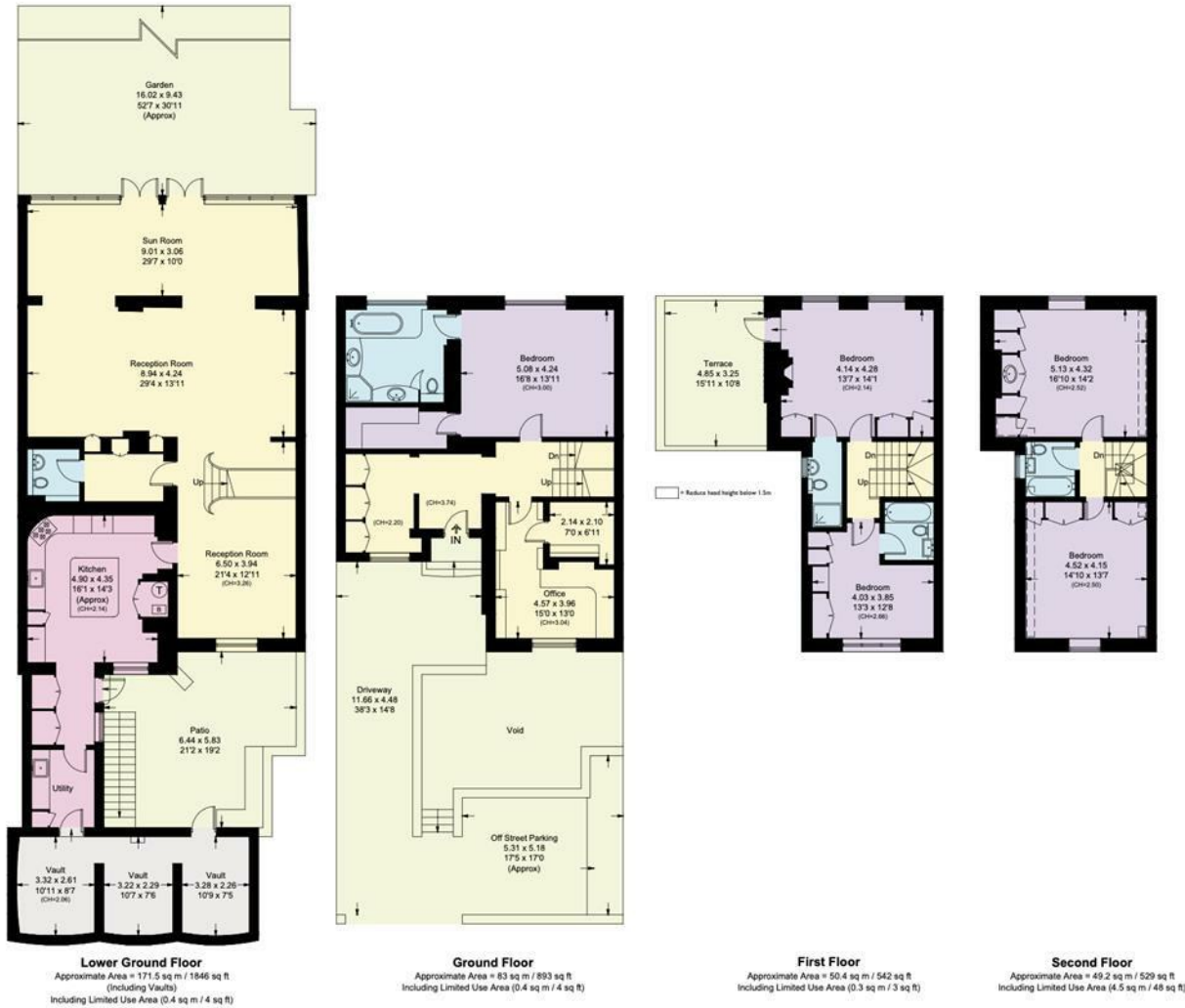
Randolph Avenue is ideally located within a moments walk to the shops and amenities of Clifton Road, as well as being within walking distance to Warwick Avenue Underground Station (Bakerloo Line). The Regents Canal is just a stones throw away.

Accommodation: Entrance Hall, Guest WC, Principle Bedroom Suite, A Further Four / Five Bedrooms / Study, A Further Three Bathrooms, Kitchen Breakfast Room, Reception Room, Dining Area, Utility, Storage Vaults, Terrace, 54 ft. Garden, Off Street Parking for Several Cars, Patio Area.



Randolph Avenue, W9

Approximate Area = 354.1 sq m / 3810 sq ft
(Including Vaults)
Including Limited Use Area (5.6 sq m / 59 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
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.

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

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