



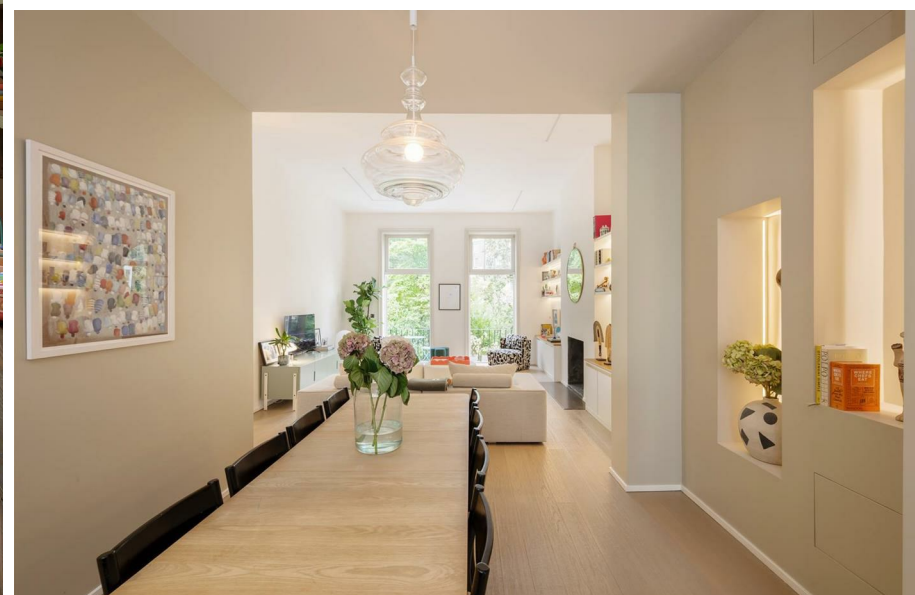
**12 Randolph Crescent, London
W9 1DR
Asking price £5,200,000 Leasehold - Share of Freehold**

Positioned on one of Little Venice's most desirable roads is this beautiful 5 bedroom garden maisonette, spanning 2,497 sq. ft and found in excellent condition throughout. The property backs directly onto the highly sought after communal gardens, with the added benefit of having its own secluded private garden.

Designed and furnished to the highest of standards, with painstaking attention to detail at no expense spared, this elegant apartment provides modern interiors, set within a Victorian building. The property benefits from having its own private entrance on the raised ground floor and boasts a magnificent 45 ft light-filled reception/kitchen room, with double doors leading out onto the private garden and communal garden.

Arranged over two floors, the ground floor level also comprises a study/bedroom, with striking views across the communal garden. The lower ground floor garden level comprises the main bedroom accommodation, with the principal bedroom suite leading out onto a large patio terrace.

Randolph Crescent is situated just moments away from the Regent's Canal and the fashionable shops, restaurants, and cafes of Clifton Road and Formosa Street. Warwick Avenue Underground Station (Bakerloo Line) is also within a quarter of a mile of the apartment, whilst also being within close proximity to St John's Wood High Street.



Randolph Crescent, W9

Approximate Gross Internal Area = 231.8 sq m / 2496 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 0.5 sq m / 5 sq ft
Total = 232.3 sq m / 2501 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. (ID382192)



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