



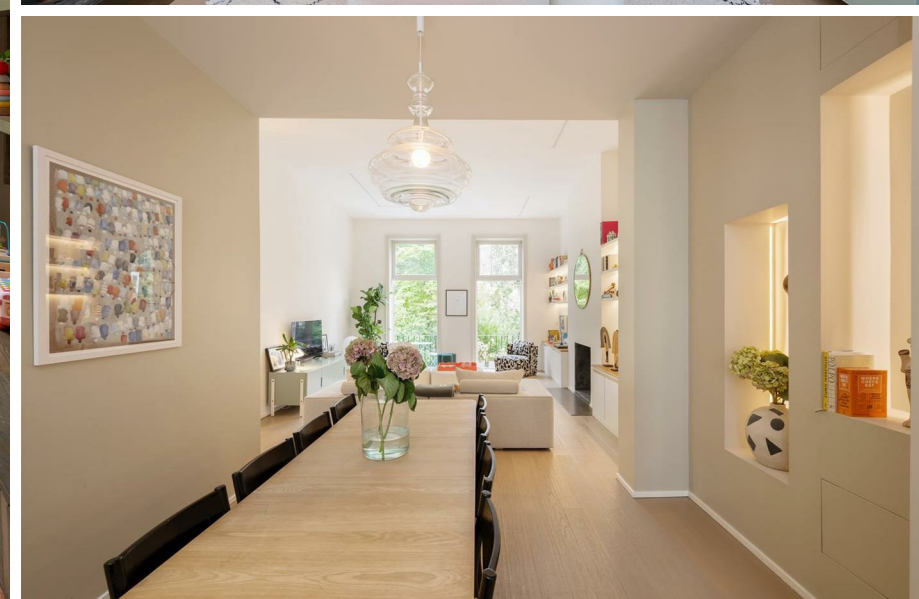
**12 Randolph Crescent, London
W9 1DR
Asking price £5,200,000 Leasehold - Share of Freehold**

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.



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)



MISREPRESENTATION ACT 1967 Ian Green Residential for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:- (1) These particulars are intended only as a guide to prospective purchasers or lessors to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained on these particulars as to this (these) property (ies) are made without responsibility on the part of Ian Green Residential or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property (ies) are to be relied upon as statements or representations of fact, nor should they be relied upon for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property (ies) is in any way guaranteed and they are furnished on the express understanding that neither Ian Green Residential nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Ian Green Residential have any authority to make or give any representation or warranty whatsoever as regards to the property (ies) or otherwise. (5) Any intended purchaser or tenants must satisfy themselves by inspection or otherwise as to the correctness or each of the statements contained in these particulars. (6) In the event of the agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

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

Tel: +44 (0)207 586 1000

ian@iangreenresidential.com

www.iangreenresidential.com

IAN GREEN
RESIDENTIAL

