



43 Randolph Avenue, London
W9 1BQ
Asking price £5,250,000 Share of Freehold

A beautiful 4 bedroom maisonette with its own private entrance and garden, backing onto communal gardens, located in a white stucco house in the heart of Little Venice.

The ground floor features a grand reception room with high ceilings and double doors leading out onto a south-west facing balcony, with views across the communal gardens. The principal suite benefits from double doors opening up onto an additional balcony, an en-suite bathroom and walk in wardrobe. On this level, there is a further bedroom and shower room.

The garden level comprises a kitchen/dining room, opening onto a second reception room which leads into the garden, two further double bedrooms (one en-suite and with garden access), a family shower room, bathroom and utility room.

Randolph Avenue is situated close to the local amenities of Little Venice including the boutique shops, cafes on Clifton Road and Formosa Street, the Regent's Canal, and Warwick Avenue Underground station (Bakerloo Line).



Randolph Avenue, London W9 1BQ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 108.19 SQ M / 1165 SQ FT

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 148.2 SQ M / 1595 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 256.39 SQ M / 2760 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING VAULTS 250.91 SQ M / 2701 SQ FT

GROUND FLOOR CEILING HEIGHT 3.42 M / 11.2 FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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