

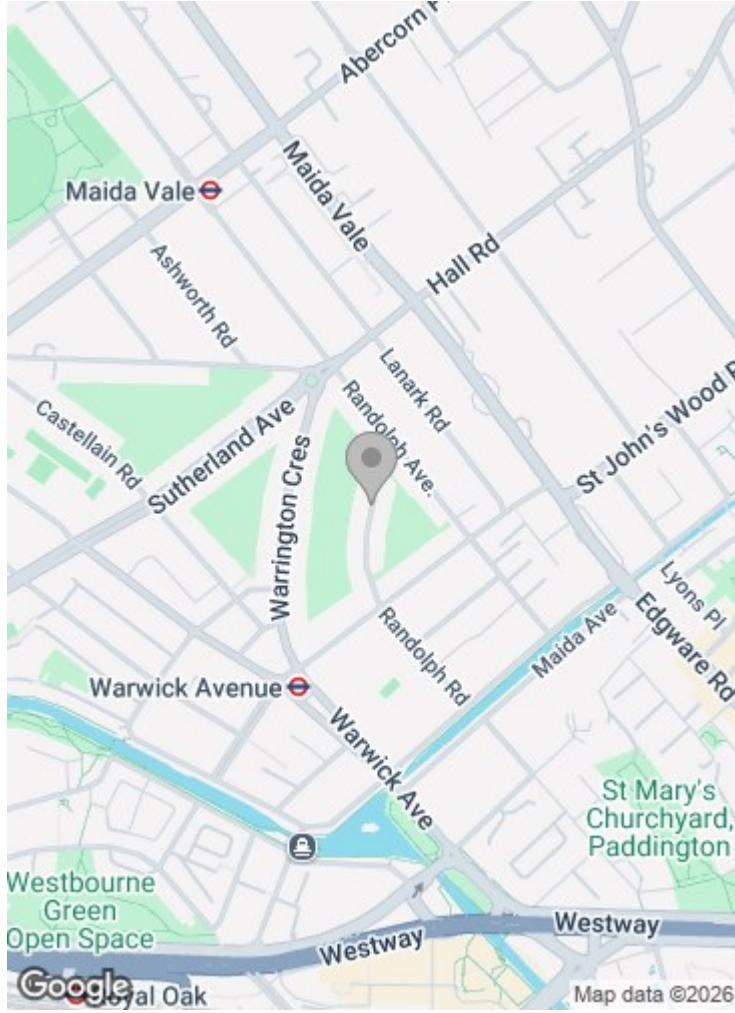


## Randolph Crescent W9 1DR

**Asking price £4,950,000**

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



Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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