



Randolph Gardens

London, NW6

£4,500 per month
(£1,038.46 per week)

Filled with natural light & generous living space, a fantastic duplex apartment with private balcony, three double bedrooms, 3 bathrooms and wood floors. Situated on Randolph Gardens, close to Maida Vale tube & Paddington Recreation Park.

CHESTERTONS



Randolph Gardens

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- Attractive Period Conversion
- 3 Bedrooms
- 3 Bathrooms
- Wood Floors Throughout
- Close to Underground & Sports Ground



A recently refurbished duplex arranged over the top 2 floors of this attractive period house with balcony. The property has an abundance of natural light and all rooms are spacious with wood floors. Comprising three Double bedrooms, three bathrooms (2 en-suite), contemporary kitchen and sizeable reception room with high ceilings.

The property offers plenty of storage and is a short walk to both Maida Vale Underground Station and Paddington Recreation Grounds.

EPC E

Minimum Term: 12 months
Deposit Required: 6 weeks
Local Authority: Westminster
Council Tax Band: F
EPC Rating: E
Furnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

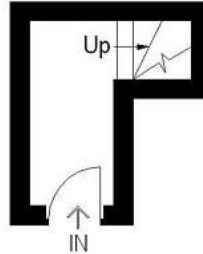
Chestertons Little Venice Lettings

26 Clifton Road
Maida Vale
London
W9 1SX
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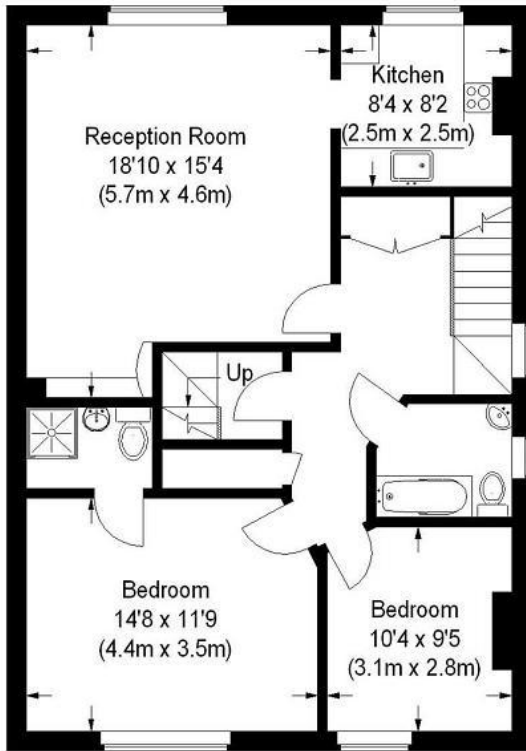
Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees

Randolph Gardens, NW6

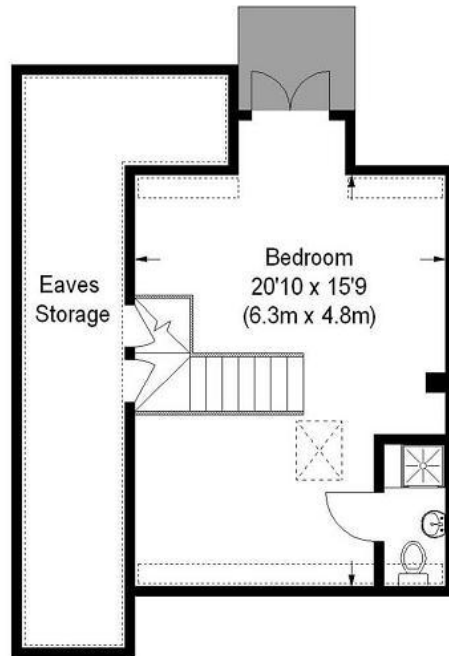
Approximate Gross Internal Area
 (Excluding Eaves Storage / Reduced Headroom) 1249 sq ft / 116 sq m
 Eaves Storage = 172 sq ft / 16 sq m
 Reduced Headroom = 21 sq ft / 2 sq m
 Total = 1442 sq ft / 134 sq m



First Floor
 Gross Internal Floor Area = (54 sq ft)



Second Floor
 Gross Internal Floor Area = (883 sq ft)



Third Floor
 Gross Internal Floor Area = (538 sq ft)

= Reduced headroom below 1.5 m / 5'0

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. (ID65213)