Randolph Avenue, Little Venice
London W9 1BH
Asking price £5,750,000 Freehold

IAN GREEN
RESIDENTIAL

An exceptional white stucco end-of-terrace house, superbly positioned in the heart of Little Venice. Extending to approximately 3,478 sq ft, this impressive family home offers beautifully balanced accommodation with an abundance of natural light, elegant proportions and exceptional entertaining space.

The raised ground floor features a magnificent reception room with high ceilings and expansive windows together with a separate study area overlooking the rear aspect.

The lower ground floor comprises an open-plan Bulthaup kitchen/dining room with Gaggenau and Miele appliances, and direct access to a charming private garden with both side and rear access. A further reception room (which could be used as an en-suite bedroom with shower) and utility room complete this floor.

The first floor comprises an elegant principal reception room spanning almost the full width of the house, with attractive views of the surrounding area. The second floor offers a generous bedroom suite with a dressing area and bathroom.

The third floor provides two further large bedrooms (one en-suite) together with a family bathroom. Occupying the top floor and fitted with air conditioning is an impressive additional reception room opening onto a private terrace, offering flexible accommodation ideal as a family room or bedroom with en-suite.

Located moments away from the picturesque Regent's Canal, the house is perfectly positioned to enjoy the boutiques, cafés and restaurants of Little Venice, together with superb transport connections including nearby underground stations providing convenient access to the West End, the City and beyond.

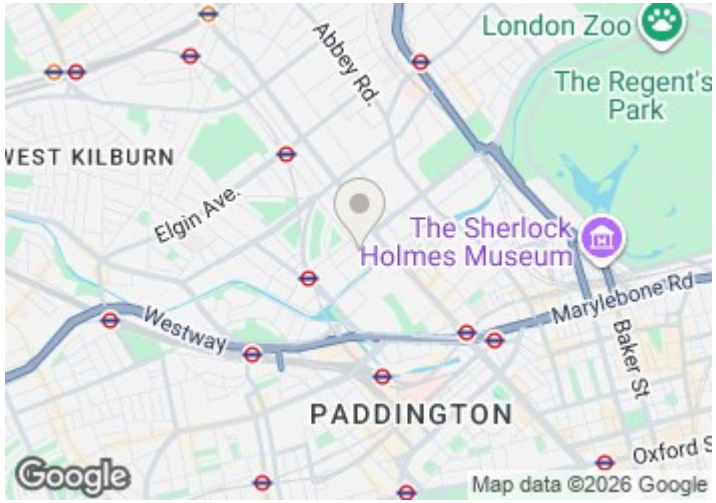
Amenities:
Dinesen Douglas Fir Flooring On Ground, First, Second, Third and Fourth Floors, Gaggenau & Miele Appliances, Underfloor Heating, Air-Conditioning, 6M(H) Climbing Wall, Alarm System.

Randolph Avenue, W9

Approximate Gross Internal Area
323 sq m/ 3478 sq ft Including Under 1.5m and Vaults
306 sq m/ 3291 sq ft Excluding Under 1.5m and Vaults

Not to Scale, for identification only

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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