



Randolph Crescent

Maida Vale, W9

Asking Price £1,275,000

An exceptional three-bedroom split-level apartment arranged over the second and third floors of an attractive period residence with access to communal gardens, on an ever-desirable Little Venice Crescent.

Entered on the second floor, this beautifully appointed home extends to approximately 1,106 square feet of spacious and stylish accommodation, comprising a superb 25-foot double reception/dining room, an elegant and well-planned kitchen, a large principal bedroom with generous, fitted wardrobes and an en-suite bathroom, two further bedrooms (one perfect for use as a study), and a shower room. Further benefits include access to the stunning Triangle communal gardens.

Randolph Crescent is a tree-lined street ideally located within walking distance to the local amenities of Clifton Road and Formosa Street, with Warwick Avenue Underground Station on the Bakerloo line a short walk away.

CHESTERTONS



Randolph Crescent

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- An exceptionally three-bedroom apartment positioned on the top floor of a Victorian conversion and spanning approx. 1106 square feet.
- Benefitting from a share in the freehold.
- Filled with abundant natural light with views over and access to the stunning Triangle Amenity Communal Gardens.
- Positioned on the ever-popular Randolph Crescent in central Little Venice.



Tenure: Share of Freehold 953 years 8 months

Service Charge: £3,986.08 pa

Ground Rent: £0

Local Authority: City Of Westminster

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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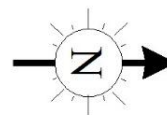
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Approximate gross internal area

102.75 sq m / 1106 sq ft



Key:
CH - Ceiling Height



86 sq ft
Second Floor

1020 sq ft
Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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