



Randolph Crescent, W9

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LONDON'S PRIME REAL ESTATE

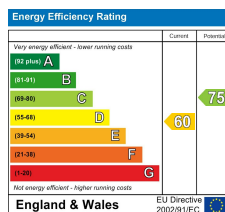
85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

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.

ASKING PRICE: £4,950,000
TENURE: Leasehold - Share of Freehold
EPC RATING: D
COUNCIL TAX BAND: H



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0207 1234 152
<http://www.phillipsharrod.com>

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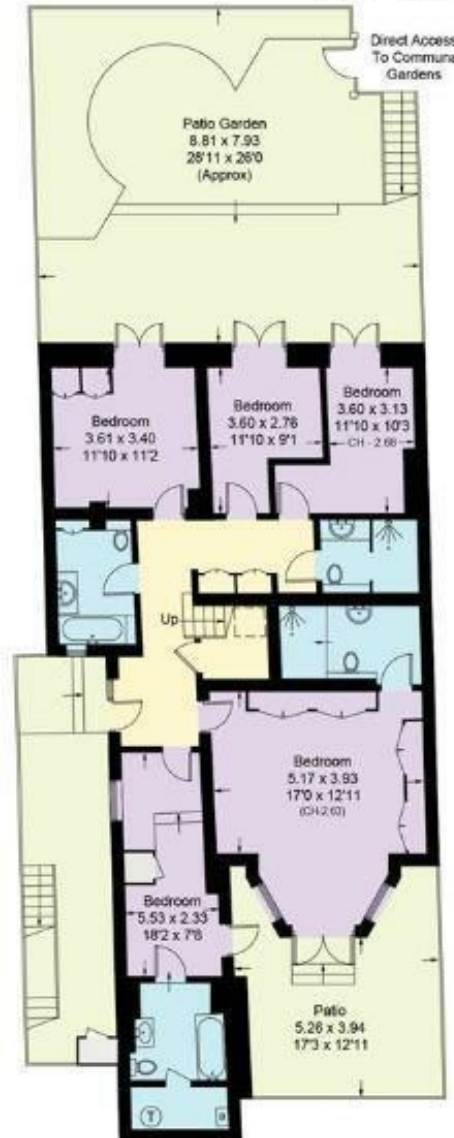
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Approximate Gross Internal Area = 231.8 sq m / 2496 sq ft

(Excluding Reduced Headroom)

Reduced Headroom = 0.5 sq m / 5 sq ft

Total = 232.3 sq m / 2501 sq ft



Lower Ground Floor

 = Reduced headroom below 1.5m / 5'0"



Raised Ground Floor